



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda - 3/3/2025
Monday, March 3, 2025 at 7:00 PM

BOARD OR COMMISSION: Advisory Planning Commission Meeting
MEETING DATE: Monday, March 3, 2025 at 7:00 PM
MEETING PLACE: Westfield City Hall

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF ADVISORY PLANNING COMMISSION

Public input can be submitted in 1 of 2 ways:

- Submit comments via email to planners@westfield.in.gov (Include petition number in the subject line.)
- Attend the meeting at Westfield City Hall for an opportunity to participate and publicly comment on a public hearing.

[Online viewable](#)

****A quorum of the Common Council may be present****

OPENING OF REGULAR MEETING

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes - February 18, 2025

Review Rules of Procedure

CONSENT AGENDA

2502-DDP-04 [CONSENT AGENDA]

Kid City USA

1769 West Tournament Trail.

William Tres Development, LLC by Kimley-Horn and Associates, Inc. requested Detailed Development Plan Review for a 11,232 SF daycare facility on 1.54 acres +/- in the Springmill Trails Planned Unit Development (PUD) District.
(Planner: Weston Rogers - wrogers@westfield.in.gov)

ITEMS OF BUSINESS

Plan Commission Order 25-01 [ITEM OF BUSINESS]

Amendments to Grand Junction EDA

Order of the Westfield-Washington Township Advisory Plan Commission determining that the Amending Declaratory Resolution to add and remove certain parcels from the Grand Junction Economic Development Area approved and adopted by the Westfield Redevelopment Commission conforms to the Comprehensive Plan for the City of

Westfield.

(Jenell Fairman – jfairman@westfield.in.gov, Presented by: Weston Rogers)

2408-PUD-19 [ITEM OF BUSINESS]

Finley Creek Estates Planned Unit Development (PUD)

Generally, 720 ft east of Freemont Moore Road and 2,100 ft north of West 193rd Street.

Silverthorne Homes requests a change of zoning for 44.31 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Finley Creek Estates Planned Unit Development (PUD) District.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

2502-PUD-02 [ITEM OF BUSINESS]

Lantern Commons PUD Amendment I

16172 Westfield Blvd

Andmore Partners, Inc by Church Church Hittle + Antrim requests an amendment to the standards for Area D of the Lantern Commons Planned Unit Development (PUD) District to accommodate a hotel.

(Planner: Lauren Gillingham-Teague - lgillingham@westfield.in.gov)

PUBLIC HEARING ITEMS

No items.

ITEMS CONTINUED TO A FUTURE MEETING

2412-PUD-27

Park + Poplar Planned Unit Development (PUD)

Generally, the southeast corner of Park Street and Poplar Street (Westfield Blvd).

Old Town Companies, LLC by Nelson & Frankenberger, LLC requests a change in zoning for 10.61 acres +/- from the GB: General Business, EI: Enclosed Industrial, Grand Millennium Center Planned Unit Development (PUD), and Grand Junction Plaza PUD districts to the Park + Poplar PUD District.

(Planner: Lauren Gillingham-Teague - lgillingham@westfield.in.gov)

2501-ZOA-01

Planned Unit Development (PUD) Submittal Requirements

The City of Westfield requests various text amendments to the Unified Development Ordinance (UDO) generally pertaining to Article 10.10(F) Processes and Permits; Planned Unit Development Districts.

(Planner: Lauren Gillingham-Teague - lgillingham@westfield.in.gov)

2501-PUD-01

Grand Millennium Center, Planned Unit Development (PUD) Amendment IV (Ord. 24-71)

Generally located on the West-side of Westfield Boulevard., about 1/4 of a mile South of the Poplar & Park intersection;

Grand Millennium Development, LLC by CRG Residential requests an amendment to the Grand Millennium Center PUD to modify Maximum Density standards and to implement an updated Concept Plan and Character Exhibits on 17.1 acres +/- within the Grand Millennium Center PUD District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn