



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda - 4/7/2025
Monday, April 7, 2025 at 7:00 PM

BOARD OR COMMISSION: Advisory Planning Commission Meeting
MEETING DATE: Monday, April 7, 2025 at 7:00 PM
MEETING PLACE: Westfield City Hall - Assembly Room

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.

A quorum of the Common Council may be present

[Online Viewable](#)

OPENING OF REGULAR MEETING

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes - March 17, 2025

Review Rules of Procedure

CONSENT AGENDA

No items.

ITEMS OF BUSINESS

Plan Commission Order 25-02 [ITEM OF BUSINESS]

Amendments to East Side EDA and creation of Grand Millennium Center Allocation Areas

Order of the Westfield-Washington Township Advisory Plan Commission determining that the Amending Declaratory Resolution to add and remove certain parcels from the East Side Economic Development Area and the creation of Grand Millennium Center Allocation Areas approved and adopted by the Westfield Redevelopment Commission conforms to the Comprehensive Plan for the City of Westfield.

(Jenell Fairman – jfairman@westfield.in.gov)

2501-PUD-01 [ITEM OF BUSINESS]

**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)*

PUBLIC HEARING ITEMS

2504-PUD-04 [PUBLIC HEARING]

Towne Road Crossing Planned Unit Development (PUD), Amendment I
Generally located South of and adjacent to SR 32, West of Little Eagle Creek Avenue.
Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests amendment to the Towne Road Crossing Planned Unit Development (PUD) to add additional acreage into the Planned Unit Development (PUD) while amending & replace existing Planned Unit Development (PUD) standards on 144 acres +/- in the Towne Road Crossing Planned Unit Development (PUD) District & AG-SF1 Districts.
(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

2504-PUD-05 [PUBLIC HEARING]

Maple Knoll Planned Unit Development (PUD), Amendment IX
17340 Farmers Bank Way.
WF Pets, LLC by Church Church Hittle + Antrim requests an amendment to the Maple Knoll Planned Unit Development (PUD) to permit a pet supply store on 1.08 acres +/- in the Maple Knoll Planned Unit Development (PUD) District.
(Planner: Lauren Gillingham-Teague - lgillingham@westfield.in.gov)

2504-PUD-06 [PUBLIC HEARING]

Element Hotel / Chatham Commons Planned Unit Development (PUD) Amendment I
1500 Chatham Commons Boulevard.
Elwestfield, LLC by American Structurepoint requests to amend the architectural standards of the Chatham Commons Planned Unit Development (PUD) District specific to 2.71 acres +/- of real estate to accommodate an 18,583 SF hotel.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2504-PUD-08 [PUBLIC HEARING]

Grand Park Village Planned Unit Development (PUD), Amendment VI
Generally located on the north side of the Wheeler Road & John Dippel Boulevard roundabout.
TWG Grand Park Village, LLC by Nelson & Frankenberger, LLC requests an amendment to the Grand Park Village Planned Unit Development (PUD) to permit additional commercial uses in the existing Bike Hub building located on a portion of a 12-acre lot +/- in the Grand Park Village Planned Unit Development (PUD) District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

ITEMS CONTINUED TO A FUTURE MEETING

2412-PUD-27 [CONTINUED]

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)

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn