



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 12/16/2024
Monday, December 16, 2024 at 7:00 PM

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

OPENING OF THE MEETING

Active link for this meeting:

[December 16, 2024 YouTube Video](#)

Note the presence of a quorum

[YouTube Time: 0:11](#)

Commissioners Members Present In-Person: Robert Horkay, Mike Neal, Billy Bunkowfst, Victor McCarty, Stephanie Carlson, Ryan Mooney, Mark Keen, Omar Khan, Chris Woodard.

Commissioners Present Virtually: None.

Commissioners Absent: None.

City Staff Present In-Person: Kevin Todd, Director; Lauren Gillingham-Teague, Senior Planner; Weston Rogers, Senior Planner.

City Staff Present Virtually: None.

Legal Counsel Present: None.

Legal Counsel Present Virtually: Sarah Jenkins with Taft Stettinius & Hollister LLP.

Announce any changes to Agenda

None

Approval of Minutes - December 2, 2024

Motion: Approve

By: Michael Neal

Seconded: Victor McCarty

Yes: William Bunkowfst, Robert Horkay, Omar Khan, Mark Keen, Stephanie Carlson, Victor McCarty, Ryan Mooney, Michael Neal, Chris Woodard

No: None

Abstain: None

Review Rules of Procedure

Rogers reviewed APC rules and procedures.

CONSENT AGENDA

[YouTube Time: 2:58](#)

2411-DDP-36 [CONSENT AGENDA]

Meijer Shops

225 West Spring Mill Pointe Drive.

Joseph Development requests Detailed Development Plan review for a 7,519 square foot commercial in-line tenant building on 1.24 acres +/- in the Maple Knoll PUD District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Motion: Approve

By: Mark Keen

Seconded: Chris Woodard

Yes: William Bunkowfst, Robert Horkay, Omar Khan, Mark Keen, Stephanie Carlson, Victor McCarty, Ryan Mooney, Michael Neal, Chris Woodard

No: None

Abstain: None

ITEMS OF BUSINESS

No items.

WORKSHOP ITEMS

2408-PUD-19

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)

[YouTube Time: 3:52](#)

Staff presentation / Petitioner Presentation / APC Comments & Questions / Petitioner Responses / General Discussion

2411-PUD-26

Ambrose on Main Planned Unit Development (PUD)

Northeast corner of SR 32 and North East Street

Rebar Westfield, LLC, represented by Kimley-Horn, requests a change of zoning for 3.5 acres +/- from SF3: Single-family Medium Density District and Big Hoffa's Restaurant Planned Unit Development (PUD) District to the Ambrose on Main PUD District.

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

[YouTube Time: 58:16](#)

Staff presentation / Petitioner Presentation / APC Comments & Questions / Petitioner Responses / General Discussion

ITEMS CONTINUED TO A FUTURE MEETING

2412-PUD-28

Grand Universe Planned Unit Development (PUD) Amendment

Generally, between 186th Street and 191st Street east of the Monon Trail.

Grand Universe Development Partners, LLC by Taft Law requests a change in zoning for 66 acres +/- from the Links Planned Unit Development (PUD) District to the Grand Universe Planned Unit Development District (PUD).

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

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)

REPORTS/COMMENTS

[YouTube Time: 1:34:35](#)

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

Motion: Adjourn

By: Michael Neal

Seconded: Victor McCarty

Yes: William Bunkowfst, Robert Horkay, Omar Khan, Mark Keen, Stephanie Carlson, Victor McCarty, Ryan Mooney, Michael Neal, Chris Woodard

No: None

Abstain: None

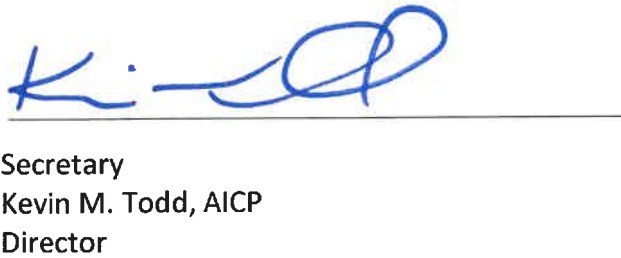
Signature Page for APC Minutes for December 16, 2024



Robert Horkay
President



Mike Neal
Vice President



Secretary
Kevin M. Todd, AICP
Director