CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Minutes - 2/3/2025

Monday, February 3, 2025 at 7:00 PM

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

Online viewable @ https://www.youtube.com/user/CityofWestfieldIN

OPENING OF REGULAR MEETING

YouTube Time: 0:01
7:00pm

Note the presence of a quorum
Commissioners Members Present In-Person: Robert Horkay, Mike Neal, Omar Khan, Victor McCarty, Billy Bunkowfst, Stephanie Carlson.
Commissioners Present Virtually: None.
Commissioners Absent: Mark Keen, Ryan Mooney, Chris Woodard.
City Staff Present In-Person: Kevin Todd, Director; Daine Crabtree, Current Planning Manager; Lauren Gillingham, Senior Planner.
City Staff Present Virtually: None.
Legal Counsel Present: None.

Announce any changes to Agenda

Approval of Minutes - January 21 2025 (will be approved at February 18 APC meeting)

Review Rules of Procedure
Crabtree reviewed APC rules and procedures.

CONSENT AGENDA

No items

ITEMS OF BUSINESS

2412-PUD-28 [ITEM OF BUSINESS]
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)
YouTube Time: 3:18

Staff presentation / Petitioner Presentation

Motion: Favorable Recommendation to City Council
By: Robert Horkay
Seconded: Omar Khan

Yes: Robert Horkay, Michael Neal, Omar Khan, Stephanie Carlson, Victor MCCarty, William Bunkowfst
No: None
Abstain: None

Motion Determination: Passed

PUBLIC HEARING ITEMS

2502-PUD-02 [PUBLIC HEARING]
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)
YouTube Time: 5:57

Staff presentation / Petitioner presentation
Public Hearing for 2502-PUD-02 opened at 7:13 p.m.
- No public comments.

Public Hearing for 2502-PUD-02 closed at 7:13 p.m.
APC questions and comments / Petitioner responses.

Motion: Waive Workshop
By: William Bunkowfst
Seconded: Stephanie Carlson

Yes: Robert Horkay, Michael Neal, Omar Khan, Stephanie Carlson, Victor MCCarty, William Bunkowfst
No: None
Abstain: None

Motion Determination: Passed

ITEMS CONTINUED TO A FUTURE MEETING

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)

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-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
YouTube Time: 31:21

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn
Adjourned 7:36 p.m.

Motion: Adjourn
By: Victor MCCarty
Seconded: Robert Horkay

Yes: Robert Horkay, Michael Neal, Omar Khan, Stephanie Carlson, Victor MCCarty, William Bunkowfst
No: None
Abstain: None

Motion Determination: Passed

Signature Page for APC Minutes for February 3, 2025

Mike Neal
President

Billy Bunkowfst
Vice President

Secretary
Kevin M. Todd, AICP
Director