



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

OPENING OF REGULAR MEETING

7:00PM

[YouTube Time: 0:00](#)

Note the presence of a quorum

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

Commissioners Present Virtually: None.

Commissioners Absent: Omar Khan.

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

City Staff Present Virtually: None.

Legal Counsel Present: Kristine Gordon with Taft Stettinius & Hollister LLP.

Announce any changes to Agenda

Approval of Minutes - February 18, 2025

Motion: Approve

By: Robert Horkay

Seconded: Victor MCCarty

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

No: None

Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Rogers reviewed APC rules and procedures.

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)

[YouTube Time: 2:03](#)

Staff presentation

Motion: Approve

By: Mark Keen

Seconded: Chris Woodard

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

No: None

Abstain: None

Motion Determination: Passed

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)

[YouTube Time: 3:12](#)

Staff presentation

Motion: Favorable Recommendation to City Council

By: Chris Woodard

Seconded: Victor MCCarty

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

No: None

Recused: William Bunkowfst

Motion Determination: Passed

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)

[YouTube Time: 12:21](#)

Staff presentation / Petitioner Presentation

Motion: Favorable Recommendation to City Council

By: William Bunkowfst

Seconded: Ryan Mooney

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

No: None

Abstain: None

Motion Determination: Passed

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)

[YouTube Time: 22:48](#)

Staff presentation

Motion: Favorable Recommendation to City Council

By: Victor MCCarty

Seconded: Mark Keen

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

No: None

Abstain: None

Motion Determination: Passed

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

[YouTube Time: 26:45](#)

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

7:32PM

Motion: Adjourn

By: Victor MCCarty

Seconded: William Bunkowfst

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

No: None

Abstain: None

Motion Determination: Passed

Signature Page for APC Minutes for March 3, 2025



Mike Neal
President



Billy Bunkowfst
Vice President



Secretary
Kevin M. Todd, AICP
Director