



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 2/18/2025
Tuesday, February 18, 2025 at 7:00 PM

OPENING OF REGULAR MEETING

[YouTube Time: 0:00](#)

Note the presence of a quorum

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

Commissioners Present Virtually: None.

Commissioners Absent: Billy Bunkowfst, Chris Woodard.

City Staff Present In-Person: Kevin Todd, Director.

City Staff Present Virtually: None.

Legal Counsel Present: None.

Announce any changes to Agenda

Approval of Minutes - January 21, 2025 & February 3, 2025

Motion: Approve January 21, 2025, and February 3, 2025, Minutes

By: Mark Keen

Seconded: Omar Khan

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Dispense with rules of procedure because there are no procedures to have.

CONSENT AGENDA

[YouTube Time: 1:10](#)

Motion: Approve

By: Mark Keen

Seconded: Victor MCCarty

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

2410-DDP-31

Family Express

1527 West 146th Street

Family Express Corporation by Fritz Engineering Services, LLC requests Detailed Development Plan review for a 5,800 square foot Gasoline Service Station on 2.61 acres +/- in the Harmony Planned Unit Development (PUD) District.

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

2501-DDP-02

Westfield Operations Center

Generally located at 17303 Ditch Road.

Westfield Washington Multi-School Building Corp. by Schmidt Associates, Inc. request Detailed Development Plan review for a new Schools operations development on 35.9 acres +/- in the Maple Knoll PUD District.

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

ITEMS OF BUSINESS

No items.

WORKSHOP ITEMS

No items.

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)

2502-PUD-02

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)

REPORTS/COMMENTS

[YouTube Time: 3:44](#)

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

Motion: Adjourn

By: Victor McCarty

Seconded: Robert Horkay

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

No: None

Abstain: None

Motion Determination: Passed

Signature Page for APC Minutes for February 18, 2025



Mike Neal
President



Billy Bunkowfst
Vice President



Secretary
Kevin M. Todd, AICP
Director