



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 3/17/2025
Monday, March 17, 2025 at 7:00 PM

A quorum of the Common Council may be present

[Online Viewable](#)

OPENING OF REGULAR MEETING

7:00pm

[YouTube Time: 00:00:00](#)

Note the presence of a quorum

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

Commissioners Present Virtually: None.

Commissioners Absent: Ryan Mooney, Omar Khan.

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

City Staff Present Virtually: None.

Legal Counsel Present: Blake Borgan with Taft Stettinius & Hollister LLP.

Announce any changes to Agenda

None.

Approval of Minutes - March 3, 2025

Motion: Approve Meeting Minutes

By: Chris Woodard

Seconded: Stephanie Carlson

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

No: None

Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Rogers reviewed APC rules and procedures.

CONSENT AGENDA

[YouTube Time: 01:24](#)

Motion: Approve

By: Victor McCarty

Seconded: Mark Keen

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Stephanie Carlson, Victor MCCarty, Chris Woodard
No: None
Abstain: None

Motion Determination: Passed

2503-DDP-08

Panera DDP

222 East 175th Street.

Catalyst Design Group by CA Commercial Development requests Detailed Development Plan review of a 3,200 square foot commercial building on 2.23 acres +/- in the Austrian Pine Planned Unit Development (PUD) District.

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

2502-DDP-03

Westfield Collective (f.k.a iBeach)

750 East 181st Street.

iBeach Holding Partners LLC by Fritz Engineering requests Detailed Development Plan review of a 26,450 square-foot commercial recreational building on 3.8 acres +/- within the iBeach31 at Grand Park PUD District.

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

2412-DDP-37

Westfield Fire Station 85

Generally, at the southeast corner of 206th Street and Six Points Road.

City of Westfield by Etica Group requests Detailed Development Plan review of a 16,544 square-foot fire station on 6 acres +/- in the AG-SF1: Agricultural / Single-family Rural District.

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

ITEMS OF BUSINESS

No items of business.

WORKSHOP

No Workshop 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: 3:03](#)

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

Adjourn 7:04pm

Motion: Adjourn

By: Victor MCCarty

Seconded: Chris Woodard

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

No: None

Abstain: None

Motion Determination: Passed

Signature Page for APC Minutes for March 17, 2025



Mike Neal
President



Billy Bunkowfst
Vice President



Secretary
Kevin M. Todd, AICP
Director