



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 4/7/2025
Monday, April 7, 2025 at 7:00 PM

A quorum of the Common Council may be present

[Online Viewable](#)

OPENING OF REGULAR MEETING

7:01 PM

[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, Billy Bunkowfst, Stephanie Carlson (*arrived at 7:01 PM*).

Commissioners Present Virtually: None.

Commissioners Absent: Ryan Mooney, Chris Woodard.

City Staff Present In-Person: Weston Rogers, Senior Planner; Lauren Gillingham, Senior Planner; Ryan Collingwood, Associate Planner.

City Staff Present Virtually: None.

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

Announce any changes to Agenda

Approval of Minutes - March 17, 2025

Motion: Approve March 17, 2025 Meeting Minutes

By: William Bunkowfst

Seconded: Victor MCCarty

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty

No: None

Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Rogers reviewed APC rules and procedures.

CONSENT AGENDA

No items.

ITEMS OF BUSINESS

Plan Commission Order 25-02 [ITEM OF BUSINESS]

Amendments to East Side EDA and creation of Grand Millennium Center Allocation Areas

Order of the Westfield-Washington Township Advisory Plan Commission determining that the Amending Declaratory Resolution to add and remove certain parcels from the East Side Economic Development Area and the creation of Grand Millennium Center Allocation Areas 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: 4:19](#)

Staff presentation

Motion: Approve Plan Commission Order 25-02

By: Mark Keen

Seconded: Robert Horkay

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty

No: None

Abstain: None

Motion Determination: Passed

2501-PUD-01 [ITEM OF BUSINESS]

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)

[YouTube Time: 6:47](#)

Staff presentation

Motion: Favorable Recommendation to City Council for 2501-PUD-01 Grand Millennium Center

By: William Bunkowfst

Seconded: Mark Keen

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty

No: None

Abstain: None

Motion Determination: Passed

PUBLIC HEARING ITEMS

2504-PUD-04 [PUBLIC HEARING]

Towne Road Crossing Planned Unit Development (PUD), Amendment I

Generally located South of and adjacent to SR 32, West of Little Eagle Creek Avenue.

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests amendment to the Towne Road Crossing Planned Unit Development (PUD) to add additional acreage into the Planned Unit Development (PUD) while amending & replace existing Planned Unit Development (PUD) standards on 144 acres +/- in the Towne Road Crossing Planned Unit Development (PUD) District & AG-SF1 Districts. (Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

YouTube Time: 9:12

Staff presentation / Petitioner presentation

Public Hearing for 2504-PUD-04 opened at 7:22 p.m.

Nine (9) public comments.

Public Hearing for 2504-PUD-04 closed at 7:47 p.m.

APC questions and comments / Petitioner responses

No motions initiated.

2504-PUD-05 [PUBLIC HEARING]

Maple Knoll Planned Unit Development (PUD), Amendment IX

17340 Farmers Bank Way.

WF Pets, LLC by Church Church Hittle + Antrim requests an amendment to the Maple Knoll Planned Unit Development (PUD) to permit a pet supply store on 1.08 acres +/- in the Maple Knoll Planned Unit Development (PUD) District.

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

YouTube Time: 1:14:45

Staff presentation / Petitioner presentation

Public Hearing for 2504-PUD-05 opened at 8:21 p.m.

No public comments.

Public Hearing for 2504-PUD-05 closed at 8:21 p.m.

APC questions and comments / Petitioner responses.

Motion: Waive Workshop for 2504-PUD-05 Maple Knoll PUD, Amendment IX

By: Victor MCCarty

Seconded: Omar Khan

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty

No: None

Abstain: None

Motion Determination: Passed

Motion: Favorable Recommendation to City Council for 2504-PUD-05 Maple Knoll PUD, Amendment IX

By: Victor MCCarty

Seconded: Mark Keen

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty

No: None

Abstain: None

Motion Determination: Passed

2504-PUD-06 [PUBLIC HEARING]

**Element Hotel / Chatham Commons Planned Unit Development (PUD) Amendment I
1500 Chatham Commons Boulevard.**

Elwestfield, LLC by American Structurepoint requests to amend the architectural standards of the Chatham Commons Planned Unit Development (PUD) District specific to 2.71 acres +/- of real estate to accommodate an 18,583 SF hotel.

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

YouTube Time: 1:27:45

Staff presentation / Petitioner presentation

Public Hearing for 2504-PUD-06 opened at 8:38 p.m.

No public comments.

Public Hearing for 2504-PUD-06 closed at 8:38 p.m.

APC questions and comments / Petitioner responses.

Motion: Waive Workshop for 2504-PUD-06 Element Hotel / Chatham Commons PUD, Amendment I

By: Victor MCCarty

Seconded: William Bunkowfst

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty

No: None

Abstain: None

Motion Determination: Passed

Motion: Favorable Recommendation to City Council for 2504-PUD-06 Element Hotel / Chatham Commons PUD

By: Victor MCCarty

Seconded: Stephanie Carlson

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty

No: None

Abstain: None

Motion Determination: Passed

2504-PUD-08 [PUBLIC HEARING]

Grand Park Village Planned Unit Development (PUD), Amendment VI

Generally located on the north side of the Wheeler Road & John Dippel Boulevard roundabout.

TWG Grand Park Village, LLC by Nelson & Frankenberger, LLC requests an amendment to the Grand Park Village Planned Unit Development (PUD) to permit additional commercial uses in the existing Bike Hub building located on a portion of a 12-acre lot +/- in the Grand Park Village Planned Unit Development (PUD) District.

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

[YouTube Time: 1:49:58](#)

Staff presentation / Petitioner presentation

Public Hearing for 2504-PUD-08 opened at 8:53 p.m.

No public comments.

Public Hearing for 2504-PUD-08 closed at 8:53 p.m.

APC questions and comments / Petitioner responses.

Motion: Waive Workshop for 2504-PUD-08 Grand Park Village PUD, Amendment VI

By: Victor MCCarty

Seconded: William Bunkowfst

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty

No: None

Abstain: None

Motion Determination: Passed

Motion: Favorable Recommendation to City Council for 2504-PUD-08 Grand Park Village PUD, Amendment VI

By: Victor MCCarty

Seconded: William Bunkowfst

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty

No: None

Abstain: None

Motion Determination: Passed

ITEMS CONTINUED TO A FUTURE MEETING

2412-PUD-27 [CONTINUED]

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: 2:02:21](#)

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

Motion: Adjourn

By: William Bunkowfst

Seconded: Victor MCCarty

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty

No: None

Abstain: None

Motion Determination: Passed

Signature Page for APC Minutes for April 7, 2025

A handwritten signature in black ink, appearing to read 'Mike Neal', written over a horizontal line.

Mike Neal
President

Billy Bunkowfst
Vice President

A handwritten signature in black ink, appearing to read 'Kevin M. Todd', written over a horizontal line.

Secretary
Kevin M. Todd, AICP
Director