



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda - 5/5/2025
Monday, May 5, 2025 at 7:00 PM

BOARD OR COMMISSION: Advisory Planning Commission Meeting
MEETING DATE: Monday, May 5, 2025 at 7:00 PM
MEETING PLACE: Westfield City Hall

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF ADVISORY PLANNING COMMISSION

Public input can be submitted in 1 of 2 ways:

- Submit comments via email to planners@westfield.in.gov (Include petition number in the subject line.)*
- Attend the meeting at Westfield City Hall for an opportunity to participate and publicly comment on a public hearing.*

A quorum of the Common Council may be present

[Online Viewable](#)

OPENING OF REGULAR MEETING

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes - April 21, 2025

Review Rules of Procedure

CONSENT AGENDA

2501-DDP-01

Ben's BBQ Shack

1000 East 181st Street.

Ben's BBQ Shack by Fritz Engineering requested Detailed Development Plan review for a 3,000 SF sit-down restaurant on 1.00 acres +/- in the Grand Park Village Planned Unit Development (PUD) Zoning District.

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

2503-DDP-07

Crew Westfield Interior Wash

807 East State Road 32.

Crew Carwash, Inc. by Kimley-Horn and Associates, Inc. requested Detailed Development Plan Review for a 5,225 SF interior clean car wash facility on 1.04 acres +/- in The Trails II Planned Unit Development (PUD) District.

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

2504-DDP-12

Ambrose on Main

Northeast corner of State Road 32 and Norht East Street.

Rebar Westfield, LLC, by Kimley-Horn and Associates, Inc. requests Detailed Development Plan review of a 30,000 sq. ft. mixed-use building on 3.82 acres +/- in the Ambrose on Main PUD District.

(Planner; Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

2505-DDP-15

Zaxby's, Chatham Commons

1533 Chatham Commons Boulevard.

Hix Snedeker Companies, by American Structurepoint, Inc. requests Detailed Development Plan review of a 3,028 sq. ft. restaurant with drive-thru on 0.90 acres +/- in the Chatham Commons PUD District.

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

2505-DDP-16

Grand Park Village Self Storage

18425 Wheeler Road.

Stakkd Storage, LLC, represented by Nelson & Frankenberger, LLC requests Detailed Development Plan review of a 9-building self-storage facility on 5.8 acres +/- in the Grand Park Village PUD District.

(Planner; Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

ITEMS OF BUSINESS

2412-PUD-27

Park + Poplar PUD

Generally, the southeast corner of Park Street and Poplar Street (Westfield Boulevard). 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)

Plan Commission Order 25-04

Establish the Wood Wind EDA.

Order of the Westfield-Washington Township Advisory Plan Commission determining that the Declaratory Resolution establish certain parcels to the Wood Wind 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)

PUBLIC HEARING ITEMS

2502-ZOA-02

The City of Westfield request various text amendments to the Unified Development Ordinance generally pertaining to Art. 12.1 Definitions and Art. 13.2 Use Table.

(Planner; Lauren Gillingham-Teague; Lgillingham@westfield.in.gov)

2505-PUD-09

Wood Robinson Briggs PUD Amendment III

Generally located northwest of the intersection at East 191st street and Winter Wheat Lane.

David Weekley Homes request an amendment to the Woods Robison Briggs Planned Unit Development (PUD) district ot increase the permitted number of single-family detached residential units on 10.98 acres +/- within District 4 of th PUD.

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

2505-PUD-10

196th and East PUD

Church, Church, Hittle + Antrim requests a change in zoning for 12.63 acres +/- from AG-SF1: Agriculture/Single-Family Rural to the 196th and East Planned Unit Development (PUD) District.

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

2505-PUD-11

Osborne Trails Amendment VI

Generally located northeast of the intersection at East 191st street and Horton Road.

West Fork Whiskey Real Estate JC, LLC by Clark Quinn Law request an amendment to the Osborne Trails Planned Unit Development (PUD) district or the development of a family entertainment center and residential townhome community on 24.93 acres +/-.

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

ITEMS CONTINUED TO A FUTURE MEETING

2504-PUD-04

Towne Road Crossing PUD, Amendment I

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

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests amendment to the Towne Road Crossing PUD to add additional acreage into the PUD while amending & replace existing PUD standards on 144 acres +/- in the Towne Road Crossing PUD District & AG-SF1 Districts.

(Planner; Ryan Collingwood | rcollingwood@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

