



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 4/21/2025
Monday, April 21, 2025 at 7:00 PM

A quorum of the Common Council may be present

[Online Viewable](#)

OPENING OF REGULAR MEETING

Note the presence of a quorum

Commissioners Members Present In-Person: Robert Horkay, Mike Neal, Omar Khan, Victor McCarty, Ryan Mooney, Stephanie Carlson, Chris Woodard (*arrived at 7:02pm*).

Commissioners Present Virtually: None.

Commissioners Absent: Billy Bunkowfst, Mark Keen.

City Staff Present In-Person: Kevin Todd, Director; Caleb Ernest, Long-Range Planning Manager.

City Staff Present Virtually: None.

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

Announce any changes to Agenda

Approval of Minutes - March 31, 2025

Motion: Approve

By: Victor MCCarty

Seconded: Ryan Mooney

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

No: None

Abstain: None

Motion Determination: Passed

Approval of Minutes - April 7, 2025

Motion: Approve

By: Victor MCCarty

Seconded: Omar Khan

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

No: None

Abstain: None

Motion Determination: Passed

Review Rules of Procedure

CONSENT AGENDA

2504-DDP-10

Element Hotel

1500 Chatham Commons Boulevard.

Elwestfield, LLC by American Structurepoint requests detailed development plan review of an 18,583 SF hotel on 2.69 acres +/- in the Chatham Commons PUD District.

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

Motion: Approve

By: None

Seconded: None

Yes: Michael Neal, Robert Horkay, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney, Chris Woodard

No: None

Abstain: None

Motion Determination: Passed

WORKSHOP ITEMS

Comprehensive Plan Presentation

The Council and Advisory Planning Commission will be presented with a Comprehensive Plan update by Rundell Ernstberger Associates, Inc.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

Staff presentation / Presentation / APC Comments & Questions / Presenter Responses / General Discussion

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)

REPORTS/COMMENTS

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: Chris Woodard

Yes: Michael Neal, Robert Horkay, Omar Khan, Stephanie Carlson, Victor MCCarty, Ryan Mooney, Chris Woodard

No: None

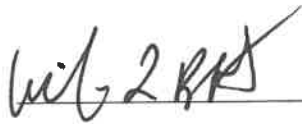
Abstain: None

Motion Determination: Passed

Signature Page for APC Minutes for April 21, 2025

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

Mike Neal
President

A handwritten signature in black ink, appearing to read "Billy Bunkowfst", written over a horizontal line.

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