



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

A quorum of the Common Council may be present

[Online Viewable](#)

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, Ryan Mooney, Victor McCarty, Billy Bunkowfst, Stephanie Carlson.

Commissioners Present Virtually: None.

Commissioners Absent: Chris Woodard.

City Staff Present In-Person: Kevin Todd, Director; Lauren Gillingham, Senior Planner; Weston Rogers, Senior Planner; Daine Crabtree, Current Planning Manager.

City Staff Present Virtually: None.

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

Announce any changes to Agenda

Approval of Minutes - April 21, 2025

Motion: Approve Minutes

By: Omar Khan

Seconded: Stephanie Carlson

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

No: None

Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Rogers reviewed APC rules and procedures.

CONSENT AGENDA

[YouTube Time: 3:35](#)

Motion: Approve

By: Mark Keen

Seconded: Victor MCCarty

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

No: None
Abstain: None

Motion Determination: Passed

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)

[YouTube Time: 4:57](#)

Staff presentation / Petitioner Presentation

Motion: Favorable Recommendation to City Council
By: William Bunkowfst
Seconded: Omar Khan

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

**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)

[YouTube Time: 17:50](#)

Staff presentation

Motion: Favorable Recommendation to City Council
By: Victor McCarty
Seconded: Mark Keen

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

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)

[YouTube Time: 23:38](#)

Staff presentation

Public Hearing for 2502-ZOA-02 opened at 7:26 p.m.

No public comments.

Public Hearing for 2502-ZOA-02 closed at 7:27 p.m.

APC questions and comments / Petitioner responses.

Motion: Waive Workshop

By: Victor MCCarty

Seconded: Omar Khan

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

No: None

Abstain: None

Motion Determination: Passed

Motion: Favorable Recommendation to City Council

By: William Bunkowfst

Seconded: Ryan Mooney

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

No: None

Abstain: None

Motion Determination: Passed

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)

[YouTube Time: 29:05](#)

Staff presentation / Petitioner presentation

Public Hearing for 2505-PUD-09 opened at 7:35 p.m.

One (1) public comment.

Public Hearing for 2505-PUD-09 closed at 7:38 p.m.
APC questions and comments / Petitioner responses.

Motion: Waive Workshop
By: Victor MCCarty
Seconded: Robert Horkay

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

No motion for recommendation.

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)

YouTube Time: 50:34

Staff presentation / Petitioner presentation
Public Hearing for 2505-PUD-10 opened at 7:54 p.m.
One (1) public comment.
Public Hearing for 2505-PUD-10 closed at 7:58 p.m.
APC questions and comments / Petitioner responses.

Motion: Waive Workshop
By: Victor MCCarty
Seconded: William Bunkowfst

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

Motion: Favorable Recommendation to City Council
By: William Bunkowfst
Seconded: Omar Khan

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

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)

[YouTube Time: 1:04:22](#)

Staff presentation / Petitioner presentation

Public Hearing for 2505-PUD-11 opened at 8:16 p.m.

One (1) public comment.

Public Hearing for 2505-PUD-11 closed at 8:18 p.m.

APC questions and comments / Petitioner responses.

Motion: Waive Workshop

By: Victor MCCarty

Seconded: Ryan Mooney

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

No: None

Abstain: None

Motion Determination: Passed

No motion for recommendation.

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

Motion: Adjourn

By: Victor MCCarty

Seconded: William Bunkowfst

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

No: None

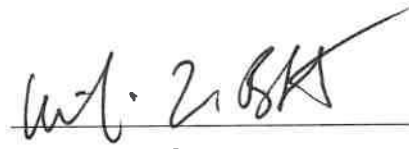
Abstain: None

Motion Determination: Passed

Signature Page for APC Minutes for May 5, 2025



Mike Neal
President



Billy Bunkowfst
Vice President



Secretary
Kevin M. Todd, AICP
Director