



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda - 6/2/2025
Monday, June 2, 2025 at 7:00 PM

BOARD OR COMMISSION: Advisory Planning Commission Meeting
MEETING DATE: Monday, June 2, 2025 at 7:00 PM
MEETING PLACE: Westfield City Hall - Assembly Room

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-May 19, 2025

Review Rules of Procedure

CONSENT AGENDA

2401-DDP-02

Village at Chatham Hills

19298 and 19399 Chad Hittle Drive.

Empire Group by Cripe Engineering request Detailed Development Plan approval for a 145 lot single-family for-rent housing community on 23.62 acres +/- in the Chatham Hill Planned Unit Development (PUD) Zoning District.

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

2505-DDP-14

Vision Headquarters LLC/Building Addition

221 East 175th street.

Design & Build Corporation by Schneider Geomatics requests Detailed Development Plan approval for a 4,800 square-foot building addition on 1 acres +/- in the EI: Enclosed Industrial District.

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

2506-DDP-18

Westfield Police Headquarters

18224 Grand Park Boulevard.

The City of Westfield by Kimley-Horn and Associates, Inc. requests Detailed Development Plan approval for a 42,780 square foot police headquarters facility on 11.69 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.

(planner; Caleb Ernest - cernest@westfield.in.gov)

ITEMS OF BUSINESS

Commitment Concerning Use and Development of Real Estate

The Village at Chatham Hills, LLC voluntarily proposes a commitment to the Westfield Washington Township Advisory Plan Commission concerning the use and development of real estate located at 19298 and 19399 Chad Hittle Drive.

Plan Commission Order 25-05

Amend East Side EDA

Resolution of the Westfield-Washington Township Advisory Plan Commission Approving Amendments to the Declaratory Resolution and Economic Development Plan for the East Side Economic Development Area.

(Rachel Baker - Rbaker@westfield.in.gov)

2505-PUD-09

Woods 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 to increase the permitted number of single-family detached residential units on 10.98 acres +/- within District 4 of the PUD. (Planner: Weston Rogers – wrogers@westfield.in.gov)

2505-PUD-11

Osborne Trails PUD Amendment VI

Generally located northwest 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)

PUBLIC HEARING ITEMS

2506-PUD-12

Jersey 32 PUD

SEC of Poplar Street and State Road 32.

Jersey 32, LLC represented by Nelson & Frankenberger, LLC requests a change in zoning for 2.3 acres from the MF1: Multi-family Low Density District to the Jersey 32 Planned Unit Development (PUD) District.

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

2506-PUD-13

Trailside Business Center PUD

Generally located at 947 West State Road 32.

I3 Investors, LLC by Church Church Hittle + Antrim request a change in zoning for 26.44 acres +/- from the OI: Open Industrial District to the Trailside Business Center Planned Unit Development (PUD) District for the development of a business center.

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

ITEMS CONTINUED TO A FUTURE MEETING

2504-PUD-04

Town Road Crossing Planned Unit Development (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