



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 5/19/2025
Monday, May 19, 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, Mark Keen, Omar Khan, Ryan Mooney, Victor McCarty, Billy Bunkowfst, Chris Woodard.

Commissioners Present Virtually: None.

Commissioners Absent: Stephanie Carlson.

City Staff Present In-Person: Weston Rogers, Senior Planner.

City Staff Present Virtually: None.

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

Announce any changes to Agenda

Approval of Minutes

Motion: Approve Minutes May 5, 2025

By: William Bunkowfst

Seconded: Omar Khan

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

No: None

Abstain: None

Motion Determination: Passed

Review Rules of Procedure

CONSENT AGENDA

2504-DDP-11

Legato Living Chatham Memory Living Facility
19499 Chad Hittle Drive.

Legato Living / Sigma Ventures by Sigma Builders, LLC. requests Detailed Development Plan approval for a 7,506 SF Assisted Living Facility on .50 acres +/- in the Chatham Hills Planned Unit Development (PUD) District.

(Planner: Weston Rogers – wrogers@westfield.in.gov)

Motion: Approve

By: Robert Horkay

Seconded: Ryan Mooney

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

No: None

Abstain: None

Motion Determination: Passed

WORKSHOP ITEMS

No workshop items.

Delegated Items

2505-DDP-13

Ravinia Amenity Center

Generally located at 16939 Eagletown Road.

Ravinia Developer, LLC by Kimley-Horn and Associates, Inc. requests Detailed Development Plan review for an amenity area and corresponding improvements on 0.83 acres +/- in the Ravinia Planned Unit Development District.

(Planner: Ryan Collingwood – rcollingwood@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)

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 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 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)

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

Motion: Adjourn

By: Chris Woodard

Seconded: Mark Keen

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

No: None

Abstain: None

Motion Determination: Passed

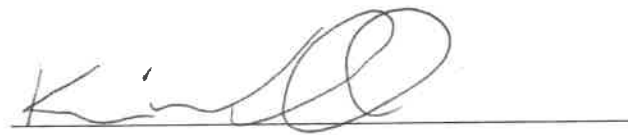
Signature Page for APC Minutes for May 19, 2025

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