



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

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**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, Chris Woodard.

**Commissioners Present Virtually:** None.

**Commissioners Absent:** Stephanie Carlson.

**City Staff Present In-Person:** Kevin Todd, Director; Lauren Gillingham, Senior Planner; 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-May 19, 2025**

Motion: Approve

By: Mark Keen

Seconded: Victor MCCarty

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**

Rogers reviewed APC rules and procedures.

**CONSENT AGENDA**

**[YouTube Time: 3:30](#)**

Staff presentation

Motion: Approve

By: William Bunkowfst

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

**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](mailto: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](mailto: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](mailto: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.**

[YouTube Time: 4:52](#)

Staff presentation / APC comments

Motion: Approve Developer Commitment

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

**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](mailto:Rbaker@westfield.in.gov))**

[YouTube Time: 8:56](#)

Staff presentation

Motion: Approve Plan Commission Order 25-05

By: William Bunkowfst

Seconded: Chris Woodard

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

No: None

Abstain: None

Motion Determination: Passed

**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](mailto:wrogers@westfield.in.gov))**

[YouTube Time: 10:47](#)

Staff presentation / Petitioner Presentation / APC Comments

Motion: Favorable Recommendation to City Council with Commitments

By: Chris Woodard

Seconded: Robert Horkay

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

No: Mark Keen

Abstain: None

Motion Determination: Passed

**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)***

[YouTube Time: 19:42](#)

Staff Presentation / Petitioner Presentation / APC Comments

Motion: Favorable Recommendation to City Council with Commitments

By: Victor MCCarty

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

**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)***

[YouTube Time: 27:04](#)

Staff presentation / Petitioner presentation

Public Hearing for 2506-PUD-12 opened at 7:33 p.m.

Three (3) public comments.

Public Hearing for 2506-PUD-12 closed at 7:44 p.m.

APC questions and comments / Petitioner responses.

Motion: Waive Workshop

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

Will return to APC for a Recommendation to City Council at a later date.

### **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](mailto:wrogers@westfield.in.gov))**

[YouTube Time: 1:02:48](#)

Staff presentation / Petitioner presentation  
Public Hearing for 2506-PUD-13 opened at 8:12 p.m.  
Two (2) public comments.  
Public Hearing for 2506-PUD-13 closed at 8:15 p.m.  
APC questions and comments / Petitioner responses.

Motion: Waive Workshop  
By: Omar Khan  
Seconded: Robert Horkay

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

Motion Determination: Passed

Will return to APC for a Recommendation to City Council at a later date.

### **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](mailto:rcollingwood@westfield.in.gov))***

## **REPORTS/COMMENTS**

[YouTube Time: 1:44:53](#)

**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: 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

## Signature Page for APC Minutes for June 2, 2025

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

Mike Neal  
President

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Billy Bunkowfst  
Vice President

A handwritten signature in blue ink, appearing to read "Kevin M. Todd", written over a horizontal line.

Secretary  
Kevin M. Todd, AICP  
Director