



CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda

BOARD OR COMMISSION: Advisory Planning Commission Meeting

MEETING DATE: Monday, July 7, 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

Michael Neal, President | Township Appointed | 4-year term | 1/1/24-12/31/27
Billy Bunkowfst, Vice President | Mayoral Appointed | 4-year term | 1/1/24-12/31/27
Omar Khan | Mayoral Appointed | 4-year term | 1/1/24-12/31/27
Robert Horkay | Mayoral Appointed | 4-year term | 1/1/24-12/31/27
Stephanie Carlson | Mayoral Appointed | 4-year term | 1/1/24-12/31/27
Mark Keen | Township Appointed | 4-year term | 1/1/24-12/31/27
Ryan Monney | Council Appointed | 4-year term | 1/1/24-12/31/27
Victor McCarty | Council Appointed | 4-year term | 1/1/24-12/31/27

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 - June 16, 2025

Review Rules of Procedure

CONSENT AGENDA

2502-DDP-06

Midtown at Westfield Southeast

Generally, 600 feet south / southeast of the intersection at East 191st Street and North East Sreet.

Thompson Thrift Development, Inc by Kimley-Horn and Associates, Inc. request Detailed Development Plan approval for a proposed mixed-use, multi-family residential and retail development on 12.06 acres in the Midtown at Westfield Planned Unit Development (PUD) District.

(Planner: Weston Rogers - Wrogers@westfield.in.gov)

2506-DDP-17**Northpoint Commerce Park, Lot 1**

20421 Commerce Park Drive.

JRF Construction by Fritz Engineering requests Detailed Development Plan approval for an 11,985 square-foot enclosed industrial warehouse building on 1.89 acres +/- in the Northpoint Planned Unit Development (PUD) District.

(Planner: Ryan Collingwood - Rcollingwood@westfield.in.gov)

ITEMS OF BUSINESS**Plan Commission Order 25-06****Grand Junction Economic Development Area (EDA)**

Resolution of the Westfield-Washington Township Advisory Plan Commission Approving Amendments to the Declaratory Resolution and Economic Development Plan for the Grand Junction Economic Development Area and Creation of the Jersey Street Allocation Area.

(Presenter: Rachel Baker - Rbaker@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 park.

(Planner: Weston Rogers - Wrogers@westfield.in.gov)

2506-PUD-12**Jersey 32 PUD**

Southeast Corner 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)

PUBLIC HEARING ITEMS**2507-PUD-14****199th & Monon PUD**

North Side of 199th Street, West of the Monon Trail.

Onyx and East, LLC by Nelson & Frankenberger, LLC requests a change in zoning for approximately 39 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the 199th & Monon Planned Unit Development (PUD) District.

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

2507-PUD-15**Wheeler Landing PUD, Amendment X (Police Headquarters)**

Generally located at 18224 Grand Park Boulevard.

The City of Westfield, represented by Veridus Advisors, requests an amendment to the Wheeler Landing Planned Unit Development (PUD) to incorporate architectural character exhibits and sign copies for 11.69 acres +/- in Wheeler Landing Planned Unit Development (PUD) 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)

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn