



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 6/16/2025
Monday, June 16, 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, Stephanie Carlson.

Commissioners Present Virtually: None.

Commissioners Absent: Chris Woodard, Billy Bunkowfst.

City Staff Present In-Person: Ryan Collingwood, Associate Planner; Kevin Todd, Director.

City Staff Present Virtually: None.

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

Legal Counsel Present: Nicole Buskill with City of Westfield.

Announce any changes to Agenda

Approval of Minutes - June 2, 2025

Motion: Approve

By: Victor MCCarty

Seconded: Ryan Mooney

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

No: None

Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Collingwood reviewed APC rules and procedures.

CONSENT AGENDA

No items.

WORKSHOP ITEMS

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 & Frankengerger, 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)

[YouTube Time: 1:36](#)

Staff presentation / Presentation / APC Comments & Questions / Presenter Responses / General Discussion

ITEMS CONTINUED TO A FUTURE MEETING

2506-PUD-12

Jersey 32 PUD

SEC of Poplar Street and State Road 32.

Jersey 32, LLC represented by Nelson & Frankengerger, 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)

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: Omar Khan

Yes: Michael Neal, 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 June 16, 2025



Mike Neal
President



Billy Bunkowfst
Vice President



Secretary
Kevin M. Todd, AICP
Director