CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Minutes - 7/7/2025

Monday, July 7, 2025 at 7:00 PM

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, Stephanie Carlson.
Commissioners Present Virtually: None.
Commissioners Absent: None.
City Staff Present In-Person: Weston Rogers, Senior Planner, Lauren Gillingham, Senior Planner; Ryan Collingwood, Associate Planner.
City Staff Present Virtually: None.
Legal Counsel Present: Kristine Gordan with Taft Stettinius & Hollister LLP & Nicole Buskill, City of Westfield.

Announce any changes to Agenda
President Neal indicated that 2507-PUD-15, Wheeler Landing PUD, Amendment X (Police Headquarters) will be the first public hearing of this meeting.

Approval of Minutes - June 16, 2025
Motion: Approve
By: Victor MCCarty
Seconded: Ryan Mooney

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, 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: 4:06

Staff Presentation

Motion: Approve
By: William Bunkowfst
Seconded: Chris Woodard

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

Motion Determination: Passed

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)
YouTube Time: 5:27

Staff Presentation

Motion: Approve Plan Commission Order 25-06
By: Victor MCCarty
Seconded: Stephanie Carlson

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

Motion Determination: Passed

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)
YouTube Time: 8:41

Staff Presentation

Motion: Approve
By: Mark Keen
Seconded: Omar Khan

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

Motion Determination: Passed

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)
YouTube Time: 13:07

Staff Presentation

Motion: Approve
By: William Bunkowfst
Seconded: Chris Woodard

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

Motion Determination: Passed

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)
YouTube Time: 31:10

Staff presentation / Petitioner presentation
Public Hearing for 2507-PUD-14 opened at 7:39 p.m.
Four (4) public comments.
One (1) group with public comments.
Public Hearing for 2507-PUD-14 closed at 7:57 p.m.
APC questions and comments / Petitioner responses.

No motions for this item.

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)

YouTube Time: 17:48

Staff presentation / Petitioner presentation
Public Hearing for 2507-PUD-15 opened at 7:26 p.m.
No public comments.
Public Hearing for 2507-PUD-15 closed at 7:274 p.m.
APC questions and comments / Petitioner responses.

Motion: Waive Workshop
By: Omar Khan
Seconded: Mark Keen

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

Motion Determination: Passed

Motion: Favorable Recommendation to City Council
By: Victor McCarty
Seconded: Omar Khan

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

Motion Determination: Passed

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

YouTube Time:1:33:40

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn
Motion: Adjourn
By: William Bunkowfst
Seconded: Omar Khan

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

Motion Determination: Passed

Signature Page for APC Minutes for July 7, 2025

Mike Neal
President

Billy Bunkowfst
Vice President

Secretary
Kevin M. Todd, AICP
Director