CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda

BOARD OR COMMISSION: Advisory Planning Commission Meeting
MEETING DATE: Monday, August 18, 2025 at 7:00 PM
MEETING PLACE: Westfield City Services Center - Main Level Meeting 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 Mooney | Council Appointed | 4-year term | 1/1/24-12/31/27
Victor McCarty | Council Appointed | 4-year term | 1/1/24-12/31/27
Chris Woodard | 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 APC MEETING

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes - August 4, 2025

Review Rules of Procedure

CONSENT AGENDA

2507-DDP-19
Central Indiana Insulation Building Expansion
1030 East 169th Street.
Gary McHugh, represented by William A. Cash, requests a Detailed Development Plan review for a 3,500 square-foot enclosed industrial building addition on 1.77 acres +/- in the EI: Enclosed Industrial District.
(Planner: Ryan Collingwood - Rcollingwod@westfield.in.gov)

2508-DDP-20
Grand Millennium Mixed-Use

Generally located at 17250 Westfield Boulevard.
CRG Residential, LLC by American Structurepoint, Inc. requests a Detailed Development Plan review of 177,000 square-feet of mixed-use residential and retail space on 17.1 acres +/- in the Grand Millennium Center Planned UNit Development (PUD) District.
(Planner: Ryan Collingwood - Rcollingwood@westfield.in.gov)

2508-DDP-21
Vikan North American Headquarters
2255 East 196th Street.
Vikan North America by American Structurepoint requests a Detailed Development Plan review for an 81,179 square foot enclosed industrial building on a single 12.65 acre +/- lot in the 196th & East Planned Unit Development (PUD) District.
(Planner: Daine Crabtree - Dcrabtree@westfield.in.gov)

WORKSHOP ITEMS

2507-PUD-14
199th & Monon Planned Unit Development (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)

ITEMS CONTINUED TO A FUTURE MEETING

2508-PUD-17
Lantern Commons Planned Unit Development (PUD), Amendment II (Ord. 25-46)
16170 Westfield Boulevard/John Burtwell Drive.
MB Lantern, LLC, represented by Church Church Hittle + Antrim requests an amendment to the standards of Area C of the Lantern Commons Planned Unit Development (PUD) District.
(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.com)

2504-PUD-04
Towne 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

OPENING OF THE APC & CITY COUNCIL JOINT MEETING

Note the presence of a quorum - APC
Note the presence of a quorum - City Council

Announce any changes to Agenda

Review Rules of Procedure

WORKSHOP ITEMS

Comprehensive Plan Workshop
The Council and Advisory Planning Commission will participate in a Comprehensive Plan Workshop led by Rundell Ernstberger Associates, Inc.
(Planner: Caleb Ernest - Cernest@westfield.in.gov)

ADJOURNMENT

Adjourn