



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 8/18/2025
Monday, August 18, 2025 at 7:00 PM

A quorum of the Common Council may be present

[Online Viewable](#)

OPENING OF REGULAR APC MEETING

[YouTube Time: 0:00](#)

Note the presence of a quorum

Commissioners Members Present In-Person: Robert Horkay, Mike Neal, Mark Keen, Chris Woodard, Ryan Mooney, Victor McCarty, Billy Bunkowfst, Stephanie Carlson.

Commissioners Present Virtually: None.

Commissioners Absent: Omar Khan.

City Staff Present In-Person: Kevin Todd, Community Development Director; Daine Crabtree, Current Planning Manager; Weston Rogers, Senior Planner; Shelby Alexander, Associate Planner; Clarissa Carrington, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present: Nicole Buskill, City of Westfield.

Announce any changes to Agenda

Due to the joint meeting scheduled for this evening, the following procedures will apply:

If a quorum of the City Council is not present, the Advisory Plan Commission (APC) Workshop will proceed as scheduled, and the Comprehensive Plan update will be considered as a Workshop item.

If a quorum of the City Council arrives prior to the conclusion of the APC Workshop, the APC Workshop will be adjourned, and the joint meeting will convene as a separate meeting.

Approval of Minutes - August 4, 2025

Motion: Approve August 4, 2025, Meeting Minutes

By: William Bunkowfst

Seconded: Victor McCarty

Yes: Michael Neal, William Bunkowfst, Robert Horkay, 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: 2:09](#)

Staff Presentations

Motion: Approve Consent Agenda

By: Victor McCarty

Seconded: William Bunkowfst

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Omar Khan, Stephanie Carlson, Victor McCarty, Chris Woodard

No: None

Abstain: Ryan Mooney

Motion Determination: Passed

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)

[YouTube Time: 3:31](#)

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

7:25pm - Recess

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)

[YouTube Time: 30:33](#)

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

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

This item was not discussed.

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

Motion: Adjourn
By: Robert Horkay
Seconded: Victor McCarty

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

Motion Determination: Passed

OPENING OF THE APC & CITY COUNCIL JOINT MEETING

Due to the lack of a City Council quorum, the joint meeting was incorporated into the APC Workshop 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

Signature Page for APC Minutes for August 18, 2025



Mike Neal
President

Billy Bunkowfst
Vice President



Secretary
Kevin M. Todd, AICP
Director