



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 8/4/2025
Monday, August 4, 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, Stephanie Carlson (arrived 7:11pm).

Commissioners Present Virtually: None.

Commissioners Absent: Chris Woodard.

City Staff Present In-Person: Daine Crabtree, Current Planning Manager; Lauren Gillingham, Senior Planner; Kevin Todd, Community Development Director.

City Staff Present Virtually: None.

Legal Counsel Present: Nicole Buskill, City of Westfield.

Announce any changes to Agenda

Approval of Minutes - July 7, 2025

Motion: Approve Meeting Minutes July 7, 2025

By: Victor MCCarty

Seconded: Robert Horkay

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Victor MCCarty, Ryan Mooney

No: None

Absent for vote: Stephanie Carlson

Motion Determination: Passed

Review Rules of Procedure

Crabtree reviewed APC rules and procedures.

CONSENT AGENDA

[YouTube Time: 3:24](#)

Staff Presentation

Motion: Approve Consent Agenda

By: Mark Keen

Seconded: Robert Horkay

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Victor MCCarty, Ryan Mooney

No: None

Absent for vote: Stephanie Carlson

Motion Determination: Passed

2508-DDP-24

Simon Moon Park, Phase II

3044 East 171st Street.

Westfield Parks and Recreation Department requests Detailed Development Plan review for Simon Moon Park Phase II improvements on 27.6 acres +/- within the AG-SF1: Agriculture / Single-family

Rural District.

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

2508-DDP-25

Westfield Washington Schools Modular Trailer

Generally located at 19400 Tomlinson Road.

Westfield Washington Schools by InSite Engineering LLC requests Detailed Development Plan review of a 3,500 square-foot modular classroom on 76.34 acres +/- within the AG-SF1: Agricultural / Single-family Rural District.

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

ITEMS OF BUSINESS

No items of business.

PUBLIC HEARING ITEMS

2508-PUD-16

Chatham Hills Planned Unit Development (PUD), Amendment X (Ivy Ridge Preserve)

South side of State Road 38, approximately 1,000 feet west of Lindley Farm Road.

Jason Watters by Nelson & Frankenberger, LLC requests a change in zoning for approximately 11.9 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Chatham Hills Planned Unit Development (PUD) District.

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

[YouTube Time: 4:28](#)

Staff presentation / Petitioner presentation

Public Hearing for 2508-PUD-16 opened at 7:10 p.m.

One (1) public comment.

Public Hearing for 2508-PUD-16 closed at 7:12 p.m.

APC questions and comments / Petitioner responses.

Motion: Suspend Rules and Waive Workshop

By: Victor McCarty

Seconded: Mark Keen

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

No: None

Abstain: None

Motion Determination: Passed

Motion: Favorable Recommendation to City Council

By: William Bunkowfst

Seconded: Victor McCarty

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

No: None

Abstain: None

Motion Determination: Passed

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)

[YouTube Time: 15:13](#)

Staff presentation / Petitioner presentation
Public Hearing for 2508-PUD-17 opened at 7:24 p.m.
No public comments.
Public Hearing for 2508-PUD-17 closed at 7:25 p.m.
APC questions and comments / Petitioner responses.

No motions for this item.

ITEMS CONTINUED TO A FUTURE MEETING

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)

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)

REPORTS/COMMENTS

[YouTube Time: 54:25](#)

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: William Bunkowfst

Yes: Michael Neal, William Bunkowfst, 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 August 4, 2025

A handwritten signature in black ink, appearing to read "Mike Neal", written over a horizontal line.

Mike Neal
President

A handwritten signature in black ink, appearing to read "Billy Bunkowfst", written over a horizontal line.

Billy Bunkowfst
Vice President

A handwritten signature in blue ink, appearing to read "Kevin M. Todd", written over a horizontal line.

Secretary
Kevin M. Todd, AICP
Director