



CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda

BOARD OR COMMISSION: Advisory Planning Commission Meeting

MEETING DATE: Monday, October 6, 2025 at 7:00 PM

MEETING PLACE: Westfield City Hall - Assembly 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 MEETING

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes - September 15, 2025

Review Rules of Procedure

CONSENT AGENDA

2509-DDP-26

Creative World School

17325 Spring Mill Rd.

Young Leaders, LLC requests Detailed Development Plan review of a 10,258 square foot daycare facility on 3.00 acres +/- in the Maple Knoll Planned Unit Development (PUD) District.

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

2510-DDP-29**Northpoint Patch Development**

Generally located at the southeast corner of East Street & Grassy Branch Road.

Patch Development, represented by Spaceco, requests Detailed Development Plan review of an 80,000 square-foot enclosed industrial building on 8.92 acres +/- within the Northpoint PUD District.

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

ITEMS OF BUSINESS**Approval of 2026 Meeting Dates**

The Community Development Department request the approval of the proposed 2026 Schedule of Meetings and Filing Dates.

2504-PUD-04**Towne Road Crossing PUD Amendment I**

Generally located South and adjacent to State Road 32 & West of Little Eagle Creek Avenue.

Requesting a continuance: Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests an amendment to the Towne Road Crossing PUD to add additional acreage into the PUD and to amend & replace existing PUD regulations on 144 acres +/- in the Towne Road Crossing PUD District & the AG-SF1 District.

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

2509-ZOA-03**Grand Junction Overlay District**

The City of Westfield requests an amendment to the Unified Development Ordinance, adding a new overlay district to Chapter 5, referred to as the Grand Junction Overlay District (introduced as the Park & Jersey Street Overlay District).

(Planner: Kevin Todd - Ktodd@westfield.in.gov)

2508-PUD-17**Lantern Commons 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.gov)

PUBLIC HEARING ITEMS**2510-ZC-01****Oak Park Zoning Commitment Modification**

A modification to the Oak Park Commitments pertaining to certain real estate within the Oak Park subdivision in regards to a setback modification.

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

2509-PUD-18**Schlegel Commerce Park Planned Unit Development (PUD)**

Generally located at 20125 Grassy Branch Road.

Austin Schlegel, represented by Pleasant Cities, LLC, requests a change of zoning for 3 acres +/- from the AG-SF1: Agricultural / Single-family Rural District to the Schlegel Commerce Park Planned Unit Development (PUD).

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

ITEMS CONTINUED TO A FUTURE MEETING

None.

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn