



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 9/15/2025
Monday, September 15, 2025 at 7:00 PM

A quorum of the Common Council may be present

[Online Viewable](#)

OPENING OF REGULAR MEETING

7:00PM

[YouTube Time: 0:00](#)

Note the presence of a quorum

Commissioners Members Present In-Person: Robert Horkay, Mike Neal, Omar Khan, Victor McCarty, Billy Bunkowfst, Stephanie Carlson, Ryan Mooney.

Commissioners Present Virtually: Chris Woodard.

Commissioners Absent: Mark Keen.

City Staff Present In-Person: Kevin Todd, Director; Lauren Gillingham, Senior Planner.

City Staff Present Virtually: None.

Legal Counsel Present: Nicole Buskill, City of Westfield.

Announce any changes to Agenda

September 2, 2025, Meeting Minutes will be approved at the next meeting.

Approval of Minutes - September 2, 2025

Review Rules of Procedure

Gillingham reviewed APC rules and procedures.

CONSENT AGENDA

[YouTube Time: 1:47](#)

Motion: Approve

By: Victor McCarty

Seconded: Robert Horkay

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

No: None

Abstain: None

Motion Determination: Passed

2509-DDP-27

Centier Bank

Generally located at 120 East Springmill Pointe Drive

Dan Plank of Centier Bank, represented by Weihe Engineers, requests Detailed Development Plan review of a 4,013 square-foot bank on 1.01 acres +/- within the Spring Mill Pointe PUD District.

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

WORKSHOP ITEMS

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: 2:51](#)

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

No motions.

ITEMS CONTINUED TO A FUTURE MEETING

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)

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

[YouTube Time: 40:51](#)

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, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney, Chris Woodard

No: None

Abstain: None

Motion Determination: Passed

Signature Page for APC Minutes for September 15, 2025

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

Mike Neal
President

Billy Bunkowfst
Vice President

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

Secretary
Kevin M. Todd, AICP
Director