



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 9/2/2025
Tuesday, September 2, 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, Omar Khan, Ryan Mooney, Victor McCarty.

Commissioners Present Virtually: Stephanie Carlson (arrived 7:09pm).

Commissioners Absent: Mark Keen, Billy Bunkowfst, Chris Woodard.

City Staff Present In-Person: Daine Crabtree, Current Planning Manager; Weston Rogers, Senior Planner; Kevin Todd, Director.

City Staff Present Virtually: None.

Legal Counsel Virtually: None.

Legal Counsel Present: Nicole Buskill with City of Westfield.

Announce any changes to Agenda

Approval of Minutes - August 18, 2025

Motion: Approve Meeting Minutes August 18, 2025

By: Victor McCarty

Seconded: Omar Khan

Yes: Michael Neal, Robert Horkay, Omar Khan, Victor McCarty, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Rogers reviewed APC rules and procedures.

CONSENT AGENDA

[YouTube Time: 4:02](#)

Staff Presentation

Motion: Approve Consent Adenda

By: Victor McCarty

Seconded: Omar Khan

Yes: Michael Neal, Robert Horkay, Omar Khan, Victor McCarty, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

2504-DDP-09

Cornerstone Bible Church

720 Liberty Drive.

Cornerstone Bible Church by CrossRoad Engineers, P.C. requests Detailed Development Plan Review for a 18,330 SF expansion to an existing Religious Institution on 4.10 acres +/- in the SF3: Single-family Medium Density District.

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

ITEMS OF BUSINESS

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: 5:05](#)

Staff Presentation

Motion: Favorable Recommendation to City Council with Conditions

By: Victor McCarty

Seconded: Ryan Mooney

Yes: Michael Neal, Robert Horkay, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

PUBLIC HEARING ITEMS

2509-ZOA-03

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

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

[YouTube Time: 11:59](#)

Staff presentation

Public Hearing for 2509-ZOA-03 opened at 7:16 p.m.

No public comments.

Public Hearing for 2509-ZOA-03 closed at 7:16 p.m.

APC questions and comments / Staff responses.

Motion: Waive Workshop

By: Victor McCarty

Seconded: Robert Horkay

Yes: Michael Neal, Robert Horkay, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

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)

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

[YouTube Time: 21:26](#)

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: Omar Khan

Yes: Michael Neal, Robert Horkay, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney

No: None

Abstain: None

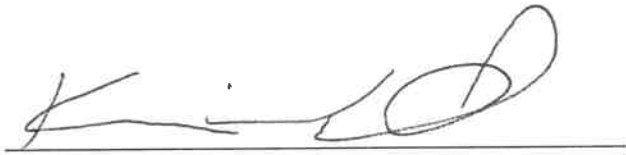
Motion Determination: Passed

Signature Page for APC Minutes for September 2, 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