



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 11/3/2025
Monday, November 3, 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, Victor McCarty, Ryan Mooney, Mark Keen.

Commissioners Present Virtually: Billy Bunkowfst, Chris Woodard.

Commissioners Absent: Stephanie Carlson, Omar Khan.

City Staff Present In-Person: Kevin Todd, Director; Weston Rogers, Senior Planner.

City Staff Present Virtually: None.

Legal Counsel Present: Nicole Buskill, City of Westfield.

Announce any changes to Agenda

2511-DDP-38 [Consent Agenda Item] – Westfield Washington Schools Main Campus Updates – Phase II – *Tabled per petitioner request to a future meeting.*

Approval of Minutes – October 6, 2025 – *Tabled to a future meeting.*

Approval of Minutes - October 6, 2025

Tabled to future meeting.

Review Rules of Procedure

Rogers reviewed APC rules and procedures.

CONSENT AGENDA

[YouTube Time: 3:56](#)

Motion: Approve Consent Agenda

By: Victor McCarty

Seconded: Robert Horkay

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Victor McCarty, Ryan Mooney, Chris Woodard

No: None

Abstain: None

Motion Determination: Passed

2509-DDP-29

Jersey 32

Southeast Corner of Poplar Street and State Road 32.

Jersey 32 LLC, represented by Kimley-Horn and Associates requests Detailed Development Plan review for a 113,000 square foot mixed-use residential building on one (1) 3.76 acre +/- lot in the

Jersey 32 Planned Unit Development (PUD) District.
(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

2511-DDP-36
Gracewell Senior Living
17305 Spring Mill Road.

JSR Health, LLC, represented by Weihe Engineers, Inc. requests Detailed Development Plan review of a senior living home on 2.18 acres +/- within the Maple Knoll Planned Unit Development (PUD) District.

(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

2511-DDP-37
Westfield Library Outdoor Classroom
17400 Westfield Boulevard.

WWT Library & Trustee Owner's Association, represented by Mader Design LLC requests Detailed Development Plan review of an outdoor classroom area on 0.33 acre +/- within the Grand Millennium Planned Unit Development (PUD) District.

(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

2511-DDP-38
Westfield Washington Schools Main Campus Updates - Phase II
Generally located at 17710 Shamrock Boulevard.

The Veridus Group by Westfield Washington Schools requests Detailed Development Plan review for new school circulation and other corresponding site improvements on 38.58 acres +/- in the SF3 District.

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

Project tabled per request of petitioner.

ITEMS OF BUSINESS

None.

PUBLIC HEARING ITEMS

2511-PUD-19
Ironstone Planned Unit Development (PUD)
Generally southeast and southwest of the intersection at Horton Rd. and 214th St.; Generally south and north of the intersection at Jack Rd. and 206th St.; Generally north of the intersection at North Pacific Ave. and 206th St.; and Generally northwest and southwest of the intersection at Horton Rd. and 206th St.; Generally northwest and southwest of the intersection at Horton Rd. and Six Points Rd.; and Generally 1,000 lineal feet east from the intersection at Six Points Rd. and 206th St. on the south and north side of 206th St.

Platinum Properties Management Company, LLC by Nelson & Frankenberger requests a change in zoning for 715 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Ironstone Planned Unit Development (PUD) District.

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

[YouTube Time: 5:49](#)

Staff presentation
Public Hearing for 2511-PUD-19 opened at 7:28 p.m.
22 public comments.
Public Hearing for 2511-PUD-19 closed at 8:12 p.m.
APC questions and comments / Staff responses.

No motions called 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)

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)

REPORTS/COMMENTS

[YouTube Time: 1:54:01](#)

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: Robert Horkay

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Victor McCarty, Ryan Mooney, Chris Woodard

No: None

Abstain: None

Motion Determination: Passed

Signature Page for APC Minutes for November 3, 2025



Mike Neal
President



Billy Bunkowfst
Vice President



Secretary
Kevin M. Todd, AICP
Director