



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 10/6/2025
Monday, October 6, 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, Mark Keen, Stephanie Carlson.

Commissioners Present Virtually: None.

Commissioners Absent: Billy Bunkowfst, Chris Woodard.

City Staff Present In-Person: Ryan Collingwood, Senior Associate Planner; Lauren Gillingham-Teague, 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 - September 15, 2025

Motion: Approve

By: Victor McCarty

Seconded: Ryan Mooney

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

No: None

Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Collingwood reviewed APC rules and procedures.

CONSENT AGENDA

[YouTube Time: 3:33](#)

Staff Presentation

Motion: Approve Consent Agenda

By: Victor McCarty

Seconded: Mark Keen

Yes: Michael Neal, Robert Horkay, Mark Keen, Stephanie Carlson, Victor McCarty, Ryan Mooney

No: None

Abstain: Omar Khan

Motion Determination: Passed

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.

[YouTube Time: 4:26](#)

Staff Presentation

Motion: Approve 2026 APC Meeting Dates

By: Robert Horkay

Seconded: Stephanie Carlson

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

No: None

Abstain: None

Motion Determination: Passed

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)

[YouTube Time: 6:57](#)

Staff Presentation

Motion: Approve Continuance (no later than January 14, 2026)

By: Robert Horkay

Seconded: Omar Khan

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

No: None

Abstain: None

Motion Determination: Passed

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)

[YouTube Time: 10:29](#)

Staff Presentation

Motion: Approve
By: Victor McCarty
Seconded: Stephanie Carlson

Yes: Michael Neal, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

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)

[YouTube Time: 12:56](#)

Staff Presentation

Motion: Approve
By: Robert Horkay
Seconded: Mark Keen

Yes: Michael Neal, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

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)

[YouTube Time: 10:57](#)

Staff presentation

Public Hearing for 2510-ZC-01 opened at 7:21 p.m.

No public comments.

Public Hearing for 2510-ZC-01 closed at 7:21 p.m.

APC questions and comments / Staff responses.

Motion: Suspend Rules of Procedure to Waive Workshop

By: Omar Khan
Seconded: Victor McCarty

Yes: Michael Neal, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

Motion: Approve
By: Mark Keen
Seconded: Stephanie Carlson

Yes: Michael Neal, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

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)

[YouTube Time: 26:33](#)

Staff presentation

Public Hearing for 2509-PUD-18 opened at 7:41 p.m.

No public comments.

Public Hearing for 2509-PUD-18 closed at 7:41 p.m.

APC questions and comments / Staff responses.

No motions called for this item.

ITEMS CONTINUED TO A FUTURE MEETING

None.

REPORTS/COMMENTS

[YouTube Time: 56:01](#)

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: Ryan Mooney

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

No: None

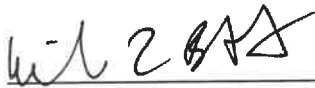
Abstain: None

Motion Determination: Passed

Signature Page for APC Minutes for October 6, 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 black ink, appearing to read 'Kevin M. Todd', written over a horizontal line.

Secretary
Kevin M. Todd, AICP
Director