CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda

[IGNORE_INDENT]

BOARD OR COMMISSION: Advisory Planning Commission Meeting
MEETING DATE: Monday, December 1, 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 - November 17, 2025

Approve Change to 2026 APC Meeting Dates

Review Rules of Procedure

CONSENT AGENDA

No Items.

ITEMS OF BUSINESS

Plan Commission Order 25-07
Amend Eagletown EDA

Resolution of the Westfield-Washington Township Advisory Plan Commission Approving Amendments to the Declaratory Resolution and Economic Development Plan for the Eagletown Economic Development Area.
(Rachel Baker - Rbaker@westfield.in.gov)

Plan Commission Order 25-08
Amend East Side EDA
Resolution of the Westfield-Washington Township Advisory Plan Commission Approving Amendment to the Declaratory Resolution and Economic Development Plan for the East Side Economic Development Area (Aurora).
(Rachel Baker - Rbaker@westfield.in.gov)

Plan Commission Order 25-09
Amend Grand Junction EDA
Resolution of the Westfield-Washington Township Advisory Plan Commission Approving Amendment of the Declaratory Resolution and Economic Development Plan for the Grand Juction Economic Development Area (Social Square Allocation Area).
(Rachel Baker - Rbaker@westfield.in.gov)

Plan Commission Order 25-10
Hamilton Crossroads EDA
Resolution of the Westfield-Washington Township Advisory Plan Commission Approving the Declaratory Resolution and Economic Development Plan for the Hamilton Crossroads Economic Development Area and Allocation Area.
(Rachel Baker - Rbaker@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 an 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)

PUBLIC HEARING ITEMS

2512-PUD-20
Harmony Planned Unit Development (PUD) Amendment
1448 South Waterleaf Drive
Real Estate Equities Development, LLC, represented by Nelson & Frankenberger, LLC requests an amendment to the standards of Area B of the Harmony Planned Unit Development (PUD) District.
(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

2512-PUD-21
LPH/Community Planned Unit Development (PUD)
2222 & 2324 East 196th Street
Lifepoint Corporate Services, General Partnership by Hall, Render, Killian, Heath & Lyman, P.C. requests a change in zoning for 19.23 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the LPH/Community Planned Unit Development (PUD) District.
(Planner: Daine Crabtree - Dcrabtree@westfield.in.gov)

ITEMS CONTINUED TO A FUTURE MEETING

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)

2512-CP-01
City of Westfield Comprehensive Plan
Outlines the City of Westfield's long-term vision, goals, and policies guiding land use, development, transportation, utilities, housing, parks, and community services.
(Planner: Caleb Ernest - Cernest@westfield.in.gov)

2512-PUD-22
Sugarleaf Planned Unit Development (PUD)
2432 East 171st Street
David Weekley Homes, represented by Nelson & Frankenberger, LLC requests a change in zoning for 10.3 acres from the AG-SF1 and Sanders Glen Planned Unit Development (PUD) Districts to the Sugarleaf Planned Unit Development (PUD) District.
(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn