



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 11/17/2025
Monday, November 17, 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, Billy Bunkowfst, Omar Khan, Ryan Mooney, Mark Keen.

Commissioners Present Virtually: None.

Commissioners Absent: Stephanie Carlson, Chris Woodard.

City Staff Present In-Person: Kevin Todd, Director; Ryan Collingwood, Senior Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present: Nicole Buskill, City of Westfield.

Announce any changes to Agenda

Approval of Minutes - Corrected October 6, 2025; October 28, 2025; November 3, 2025

Request October 6, 2025, minutes reflect that Mr. Khan abstained from voting on the Consent Agenda.

Motion: Approve Meeting Minutes 10/6/25, 10/28/25, 11/3/25

By: Victor McCarty

Seconded: Ryan Mooney

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, 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: 2:54](#)

Motion: Approve

By: Mark Keen

Seconded: Victor McCarty

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Victor McCarty, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

2510-DDP-30

Pet Supplies Plus

17340 Farmers Bank Way.

William Gutrich by Greater Heights Corporation requests Detailed Development Plan review of a 7,252 square foot pet supply store on 1.08 acres +/- in the Maple Knoll Planned Unit Development (PUD) District.

(Planner: Weston Rogers - Wrogers@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)

WORKSHOP ITEMS

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: 3:49](#)

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

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 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)

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)

REPORTS/COMMENTS

[YouTube Time: 27:56](#)

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: William Bunkowfst

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Victor McCarty, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

Signature Page for APC Minutes for November 17, 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