



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 12/1/2025
Monday, December 1, 2025 at 7:00 PM

A quorum of the Common Council may be present

[Online Viewable](#)

OPENING OF REGULAR MEETING

Start Time: 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, Billy Bunkowfst, Stephanie Carlson.

Commissioners Present Virtually: None.

Commissioners Absent: Omar Kahn, Chris Woodard.

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

City Staff Present Virtually: Nicole Buskill, City of Westfield.

Legal Counsel Present: None.

Announce any changes to Agenda

Approval of Minutes - November 17, 2025

Motion: Approve November 17, 2025 APC Meeting Minutes

By: Victor McCarty

Seconded: Stephanie Carlson

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

No: None

Abstain: None

Motion Determination: Passed

Approve Change to 2026 APC Meeting Dates

Motion: Approve Revised 2026 APC Meeting Dates

By: Mark Keen

Seconded: Victor McCarty

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, 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

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)

[YouTube Time: 4:15](#)

Staff Presentation

Motion: Favorable Recommendation to City Council for Plan Commission Orders 25-07, 25-08, 25-09, 25-10

By: William Bunkowfst

Seconded: Victor McCarty

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

No: None

Abstain: None

Motion Determination: Passed

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)

[YouTube Time: 4:15](#)

Staff Presentation

Motion: Favorable Recommendation to City Council for Plan Commission Orders 25-07, 25-08, 25-09, 25-10

By: William Bunkowfst

Seconded: Victor McCarty

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

No: None

Abstain: None

Motion Determination: Passed

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 Junction Economic Development Area (Social Square Allocation Area).

(Rachel Baker - Rbaker@westfield.in.gov)

[YouTube Time: 4:15](#)

Staff Presentation

Motion: Favorable Recommendation to City Council for Plan Commission Orders 25-07, 25-08, 25-09, 25-10

By: William Bunkowfst

Seconded: Victor McCarty

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

No: None

Abstain: None

Motion Determination: Passed

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)

[YouTube Time: 4:15](#)

Staff Presentation

Motion: Favorable Recommendation to City Council for Plan Commission Orders 25-07, 25-08, 25-09, 25-10

By: William Bunkowfst

Seconded: Victor McCarty

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

No: None

Abstain: None

Motion Determination: Passed

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)

[YouTube Time: 9:00](#)

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

****1st motion overruled by 2nd motion.****

1st Motion: Favorable Recommendation to City Council

By: Mark Keen

Seconded: Stephanie Carlson

Yes: Robert Horkay, Mark Keen, Stephanie Carlson

No: Michael Neal, William Bunkowfst, Victor McCarty, Ryan Mooney

Abstain: None

Motion Determination: Failed

APC Comments & Questions / Petitioner Responses / General Discussion

2nd Motion: No Recommendation to City Council

By: Stephanie Carlson

Seconded: Mark Keen

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, 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: 42:54](#)

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

Motion: Favorable Recommendation to City Council

By: Victor McCarty

Seconded: Robert Horkay

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

No: None

Abstain: None

Motion Determination: Passed

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)

[YouTube Time: 46:01](#)

Staff presentation

Public Hearing for 2512-PUD-20 opened at 7:54 p.m.

1 public comment.

Public Hearing for 2512-PUD-20 closed at 7:58 p.m.

APC questions and comments / Staff responses.

Motion: Suspend Rules & Waive Workshop for 2512-PUD-20

By: Victor McCarty

Seconded: Stephanie Carlson

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

No: None

Abstain: None

Motion Determination: Passed

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)

[YouTube Time: 1:11:11](#)

Staff presentation

Public Hearing for 2512-PUD-21 opened at 8:20 p.m.

No public comments.

Public Hearing for 2512-PUD-21 closed at 8:21 p.m.

APC questions and comments / Staff responses.

Motion: Suspend Rules & Waive Workshop for 2512-PUD-21

By: Victor MCCarty

Seconded: Stephanie Carlson

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Stephanie Carlson, Victor MCCarty, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

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

[YouTube Time: 1:24:52](#)

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

Motion: Adjourn

By: Ryan Mooney

Seconded: Victor McCarty

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

No: None

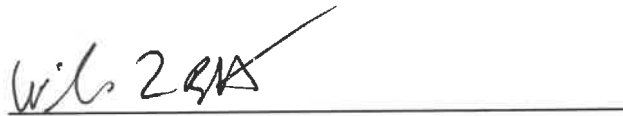
Abstain: None

Motion Determination: Passed

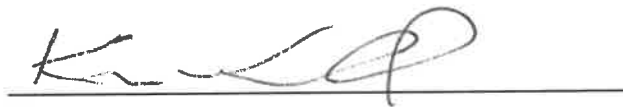
Signature Page for APC Minutes for December 1, 2025



Mike Neal
President



Billy Bunkowfst
Vice President



Secretary
Kevin M. Todd, AICP
Director