



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 12/15/2025
Monday, December 15, 2025 at 7:30 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, Mark Keen, Omar Khan, Victor McCarty, Billy Bunkowfst, Stephanie Carlson, Ryan Mooney.

Commissioners Present Virtually: None.

Commissioners Absent: Chris Woodard.

City Staff Present In-Person: Kevin Todd, Director.

City Staff Present Virtually: None.

Legal Counsel Present: Nicole Buskill, City of Westfield.

Announce any changes to Agenda

Approval of Minutes - December 1, 2025

Motion: Approve December 1, 2025, Meeting Minutes

By: Victor MCCarty

Seconded: William Bunkowfst

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

No: None

Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Todd reviewed APC rules and procedures.

CONSENT AGENDA

No items.

WORKSHOP 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 & Frankenger 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: 2:18](#)

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

ITEMS CONTINUED TO A FUTURE MEETING

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-20

Harmony Planned Unit Development (PUD) Amendment

1448 South Waterleaf Drive

Real Estate Equities Development, LLC, represented by Nelson & Frankenger, 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)

2512-PUD-22

Sugarleaf Planned Unit Development (PUD)

2432 East 171st Street

David Weekley Homes, represented by Nelson & Frankenger, 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: 1:11:33](#)

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, Stephanie Carlson, Victor McCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

Signature Page for APC Minutes for December 15, 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 'WB 2 BK', written over a horizontal line.

Billy Bunkowfst
Vice President

A handwritten signature in blue ink, appearing to read 'K Todd', written over a horizontal line.

Secretary
Kevin M. Todd, AICP
Director