



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 1/14/2026
Wednesday, January 14, 2026 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: Mike Neal, Billy Bunkowfst, Robert Horkay, Mark Keen, Victor McCarty, Ryan Mooney, Stephanie Carlson (*arrived 7:02pm*).

Commissioners Present Virtually: None.

Commissioners Absent: Omar Khan, Chris Woodard.

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

City Staff Present Virtually: None.

Legal Counsel Present: Nicole Buskill, City of Westfield.

Election of Officers

Motion: Elect Michael Neal for President for 2026

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

Motion: Elect Vice President for Vice President for 2026

By: Victor McCarty

Seconded: Ryan Mooney

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

No: None

Abstain: None

Motion Determination: Passed

APC Appointment - Plat Committee

Motion: Appointment for Plat Committee 2026

By: William Bunkowfst

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

Announce any changes to Agenda

The City of Westfield Comprehensive Plan public hearing has been continued to the February 2, 2026, APC meeting.

Approval of Minutes - December 15, 2025

Motion: Approve APC Meeting Minutes for December 15, 2025

By: Victor McCarty

Seconded: William Bunkowfst

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

Rogers reviewed APC rules and procedures.

CONSENT AGENDA

[YouTube Time: 7:09](#)

Motion: Approve Consent Agenda

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

2601-DDP-01

Finkelmeier Orthodontics

Generally located at northwest corner of East 181st Street & Wheeler Road.

DDP: BCPL Properties, LLC represented by Civil Site Group, Inc. requests Detailed Development Plan review of a 3,495 square- foot medical dentist office on 0.84 acres +/- in the Grand Park Village PUD District.

(Planner: Ryan Collingwood - Rcollingwood@westfield.in.gov)

ITEMS OF BUSINESS

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: 7:51](#)

Staff presentation / Petitioner Presentation

Motion: Favorable Recommendation to City Council

By: Victor McCarty

Seconded: Stephanie Carlson

Yes: Michael Neal, William Bunkowfst, Mark Keen, Stephanie Carlson, Victor McCarty, Ryan Mooney
No: Robert Horkay
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: 19:35](#)

Staff presentation / Petitioner Presentation

Motion: Favorable Recommendation to City Council
By: Mark Keen
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

2601-ZOA-01

Unified Development Ordinance - Sign Update

The City of Westfield requests various text amendments to the Unified Development Ordinance generally pertaining to Articles 6.9 Lighting Standards, 6.17 Sign Standards, 10.11 Sign Permits, and 12.1 Definitions.

(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

[YouTube Time: 24:06](#)

Staff presentation / Staff presentation
Public Hearing for 2601-ZOA-01 opened at 7:39 p.m.
-No public comments.
Public Hearing for 2601-ZOA-01 closed at 7:39 p.m.
APC questions and comments / Staff responses.

No motions called.

2601-PUD-02

Westfield Washington Schools Planned Unit Development (PUD), Amendment I

Generally located at northeast corner of State Road 32 & Centennial Road.

Westfield Washington Schools represented by Church Church Hittle + Antrim requests an amendment to the Westfield Washington Schools Planned Unit Development (PUD) to modify landscaping requirements on 97 acres +/- within the Westfield Washington Schools Planned Unit Development (PUD) District.

(Planner: Ryan Collingwood - Rcollingwood@westfield.in.gov)

[YouTube Time: 50:26](#)

Staff presentation / Petitioner presentation
Public Hearing for 2601-PUD-02 opened at 7:55 p.m.
-No public comments.
Public Hearing for 2601-PUD-02 closed at 7:55 p.m.
APC questions and comments / Petitioner responses.

Motion: Suspend Rules to Waive Workshop Requirement
By: Mark Keen
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

Motion: Favorable Recommendation to City Council
By: Victor McCarty
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

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: 58:08](#)

Statement regarding House Bill 1001

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, Stephanie Carlson, Victor McCarty, Ryan Mooney

No: None

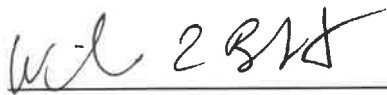
Abstain: None

Motion Determination: Passed

Signature Page for APC Minutes for January 14, 2026



Mike Neal
President



Billy Bunkowfst
Vice President



Secretary
Kevin M. Todd, AICP
Director