



CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda

BOARD OR COMMISSION: Advisory Planning Commission Meeting

MEETING DATE: Monday, March 2, 2026 at 7:00 PM

MEETING PLACE: Westfield City Hall - Main 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 | 7/1/24-12/31/27
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
Kurt Wanninger | Council Appointed | 4-year term | 2/2/26-12/31/27

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 - February 17, 2026 (will be available at the 3/11/2026 APC Special Meeting)

Review Rules of Procedure

CONSENT AGENDA

No items.

ITEMS OF BUSINESS

No items.

PUBLIC HEARING ITEMS

2601-PUD-01**BUILT Planned Unit Development (PUD)**

Near southwest corner of State Road 32 and Gray Road, approximately 300' south of intersection

BUILT LLC, represented by Church Church Hittle + Antrim requests a change in zoning for 10.58 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the BUILT Planned Unit Development (PUD) District.

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

2603-PUD-03**199th & Monon Planned Unit Development (PUD) Amendment I**

South of and adjacent to 199th Street and west of the Monon Trail

Onyx & East, LLC by Nelson & Frankenberger LLC requests a change in zoning for 7.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the 199th & Monon Planned Unit Development (PUD) District.

(Planner: Daine Crabtree - Dcrabtree@westfield.in.gov)

2603-PUD-04**Trace Commons Planned Unit Development (PUD)**

South of State Road 32, about 1,000 feet East of Gunther Boulevard, & North of the Midland Trace Trail

Level 2 Development, represented by Church Church Hittle + Antrim, request a change of zoning for 19.4 acres +/- from the GB: General Business and GB-PD: General Business-Planned Development Districts to the Trace Commons Planned Unit Development (PUD) District.

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

2603-ZOA-02**Unified Development Ordinance (UDO)**

The City of Westfield proposes the following amendment to the Unified Development Ordinance (UDO) regarding water service provisions for Minor Subdivisions located within Agricultural Districts.

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

ITEMS CONTINUED TO A FUTURE MEETING

2512-CP-01 (anticipated public hearing on 3/11/26, subject to change)

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)

2511-PUD-19 (anticipated workshop on 3/16/2026, subject to change)

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 765 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-PUD-22 (anticipated public hearing on 4/6/26, subject to change)

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