



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 2/2/2026
Monday, February 2, 2026 at 7:00 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: Mike Neal, Robert Horkay, Omar Khan, Victor McCarty, Ryan Mooney, Stephanie Carlson, Kurt Wanninger.

Commissioners Present Virtually: None.

Commissioners Absent: Billy Bunkowfst, Mark Keen.

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

City Staff Present Virtually: None.

Legal Counsel Present: Nicole Buskill, City of Westfield.

Announce any changes to Agenda

Approval of Minutes - January 20, 2026

Motion: Approve January 20, 2026, APC Meeting Minutes

By: Victor McCarty

Seconded: Ryan Mooney

Yes: Michael Neal, Robert Horkay, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney, Kurt Wanninger

No: None

Abstain: None

Motion Determination: Passed

Approve Changes to 2026 APC Meeting Dates

Motion: Approve 2026 APC Schedule of Meeting Dates Revision

By: Ryan Mooney

Seconded: Stephanie Carlson

Yes: Michael Neal, Robert Horkay, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney, Kurt Wanninger

No: None

Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Gillingham-Teague reviewed APC rules and procedures.

CONSENT AGENDA

[YouTube Time: 4:10](#)

Motion: Approve
By: Victor McCarty
Seconded: Robert Horkay

Yes: Michael Neal, Robert Horkay, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney, Kurt Wanninger
No: None
Abstain: None

Motion Determination: Passed

2601-DDP-03

AutoZone

125 West Tournament Trail

**AutoZone Development, LLC by Prism Engineering and Design Group, LLC requests Detailed Development Plan Review of a 7,381 square foot commercial building on 1.10 acres +/- in the Spring Mill Centre Planned Unit Development (PUD) District.
(Planner: Daine Crabtree - Dcrabtree@westfield.in.gov)**

ITEMS OF BUSINESS

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: 4:51](#)

Staff presentation

Motion: Favorable Recommendation to City Council
By: Victor McCarty
Seconded: Omar Khan

Yes: Michael Neal, Robert Horkay, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney, Kurt Wanninger
No: None
Abstain: None

Motion Determination: Passed

PUBLIC HEARING ITEMS

No items.

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)

2601-PUD-01

BUILT 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 - Lgillingham@westfield.in.gov)

REPORTS/COMMENTS

[YouTube Time: 13:33](#)

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: Omar Khan

Yes: Michael Neal, Robert Horkay, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney, Kurt Wanninger

No: None

Abstain: None

Motion Determination: Passed

Signature Page for APC Minutes for February 2, 2026

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