



**CITY OF WESTFIELD, IN**  
**Advisory Planning Commission Meeting Agenda**

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**BOARD OR COMMISSION: Advisory Planning Commission Meeting**

**MEETING DATE: Wednesday, March 11, 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](mailto: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 and March 2, 2026

Review Rules of Procedure

**PUBLIC HEARING ITEMS**

**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](mailto:Cernest@westfield.in.gov))

[Exhibit 1 - City of Westfield Comprehensive Plan](#)

**ITEMS CONTINUED TO A FUTURE MEETING**

**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](mailto: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](mailto:Lgillingham@westfield.in.gov))

**2603-PUD-03** (anticipated workshop on 4/20/26, subject to change)

**199<sup>th</sup> & 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](mailto:Dcrabtree@westfield.in.gov))

**2603-PUD-04** (anticipated workshop on 4/20/26, subject to change)

**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](mailto:Rcollingwood@westfield.in.gov))

**REPORTS/COMMENTS**

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

**ADJOURNMENT**

Adjourn



**CITY OF WESTFIELD, IN**  
**Advisory Planning Commission Meeting Minutes - 2/17/2026**  
Tuesday, February 17, 2026 at 7:00 PM

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**A quorum of the Common Council may be present**

[Online Viewable](#)

**OPENING OF REGULAR MEETING**

7:00pm

[YouTube Time: 00:00](#)

**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, Omar Khan, Kurt Wanninger.

**Commissioners Present Virtually:** None.

**Commissioners Absent:** None.

**City Staff Present In-Person:** Kevin Todd, Director; Daine Crabtree, Current Planning Manager; Weston Rogers, Senior Planner; Clarissa Carrigan, Associate Planner.

**City Staff Present Virtually:** None.

**Legal Counsel Present:** Nicole Buskill, City of Westfield.

**Announce any changes to Agenda**

**Approval of Minutes - February 2, 2026**

Motion: Approve February 2, 2026 Meeting Minutes

By: Victor McCarty

Seconded: Stephanie Carlson

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

No: None

Abstain: None

Motion Determination: Passed

**Review Rules of Procedure**

Rogers reviewed APC rules and procedures.

**CONSENT AGENDA**

[YouTube Time: 1:19](#)

Motion: Approve

By: William Bunkowfst

Seconded: Mark Keen

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

No: None

Abstain: Ryan Mooney

Motion Determination: Passed

**2512-DDP-39**

**Gateway at Lantern Commons**

**16170 John Burtwell Drive**

**MB Lantern, LLC, represented by Terra Site Development requests Detailed Development Plan Review of a mixed-use residential development on 4.71 acres in the Lantern Commons Planned Unit Development (PUD) District.**

**(Planner: Lauren Gillingham-Teague - [Lgillingham@westfield.in.gov](mailto:Lgillingham@westfield.in.gov))**

**2602-DDP-05**

**Story Cottage (Kimblewick)**

**Generally located North of West 151st Street, about a 1/4 mile East of Shelborne Road.**

**Story Custom Development, LLC represented by Nelson & Frankenberger, LLC requests Detailed Development Plan review of a 6,760 square-foot Residential Facility on 4.37 acres +/- in the Claiborne Farms (Kimblewick) Phase III PUD District.**

**(Planner: Ryan Collingwood - [Rcollingwood@westfield.in.gov](mailto:Rcollingwood@westfield.in.gov))**

**SPECIAL PRESENTATION**

**Hortonville Subarea Plan**

**Informational presentation of the Hortonville Subarea Plan.**

**(Presenter: Caleb Ernest - [Cernest@westfield.in.gov](mailto:Cernest@westfield.in.gov))**

[YouTube Time: 2:05](#)

**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 & 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](mailto:Wrogers@westfield.in.gov))**

[YouTube Time: 34:18](#)

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

**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](mailto:Cernest@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](mailto:Lgillingham@westfield.in.gov))**

**2601-PUD-01 (anticipated public hearing on 3/2/26, subject to change)**

**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](mailto:Lgillingham@westfield.in.gov))**

## **REPORTS/COMMENTS**

[YouTube Time: 1:19:08](#)

**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, Kurt Wanninger

No: None

Abstain: None

Motion Determination: Passed



**CITY OF WESTFIELD, IN**  
**Advisory Planning Commission Meeting Minutes - 3/2/2026**  
*Monday, March 2, 2026 at 7:00 PM*

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**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:** Billy Bunkowfst, Robert Horkay, Mark Keen, Victor McCarty, Ryan Mooney, Stephanie Carlson (*arrived at 7:02pm*), Omar Khan, Kurt Wanninger.

**Commissioners Present Virtually:** None.

**Commissioners Absent:** Mike Neal.

**City Staff Present In-Person:** Kevin Todd, Community Development Director; Daine Crabtree, Current Planning Manager; Ryan Collingwood, Senior Associate Planner.

**City Staff Present Virtually:** None.

**Legal Counsel Present:** Nicole Buskill, City of Westfield.

**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**

Crabtree reviewed APC rules and procedures.

**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 - [Lgillinghama@westfield.in.gov](mailto:Lgillinghama@westfield.in.gov))***

[YouTube Time: 2:35](#)

Staff presentation / Petitioner presentation

Public Hearing for 2601-PUD-01 opened at 7:07 p.m.

-No public comments.

Public Hearing for 2601-PUD-01 closed at 7:08 p.m.  
APC questions and comments / Petitioner responses.

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Motion: Suspend Rules and Waive Workshop  
By: Victor McCarty  
Seconded: Omar Khan

Yes: William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney, Kurt Wanninger  
No: None  
Abstain: None

Motion Determination: Passed

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

Yes: William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney, Kurt Wanninger  
No: None  
Abstain: None

Motion Determination: Passed

### **2603-PUD-03**

#### **199<sup>th</sup> & 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](mailto:Dcrabtree@westfield.in.gov))**

[YouTube Time: 16:41](#)

Staff presentation / Petitioner presentation  
Public Hearing for 2603-PUD-03 opened at 7:25 p.m.  
-Two (2) public comments.  
Public Hearing for 2603-PUD-03 closed at 7:32 p.m.  
APC questions and comments / Petitioner responses.

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No motion.

### **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***

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**(Planner: Ryan Collingwood - [Rcollingwood@westfield.in.gov](mailto:Rcollingwood@westfield.in.gov))**

[YouTube Time: 49:16](#)

Staff presentation / Petitioner presentation  
Public Hearing for 2603-PUD-04 opened at 8:04 p.m.  
-Three (3) public comments.

Public Hearing for 2603-PUD-04 closed at 8:13 p.m.  
APC questions and comments / Petitioner responses.

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No motion.

## **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](mailto:Rcollingwood@westfield.in.gov))**

[YouTube Time: 1:26:15](#)

Staff presentation / Petitioner presentation  
Public Hearing for 2603-ZOA-02 opened at 7:55 p.m.  
-No public comments.  
Public Hearing for 2603-ZOA-02 closed at 7:55 p.m.  
APC questions and comments / Petitioner responses.

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Motion: Suspend Rules and Waive Workshop  
By: Kurt Wanninger  
Seconded: Robert Horkay

Yes: William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney, Kurt Wanninger  
No: None  
Abstain: None

Motion Determination: Passed

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Motion: Favorable Recommendation to City Council  
By: Victor McCarty  
Seconded: Mark Keen

Yes: William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney, Kurt Wanninger  
No: None  
Abstain: None

Motion Determination: Passed

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## **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](mailto:Cernest@westfield.in.gov))**

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(Planner: Weston Rogers - [Wrogers@westfield.in.gov](mailto:Wrogers@westfield.in.gov))

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

## **REPORTS/COMMENTS**

[YouTube: 1:29:21](#)

**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: William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney, Kurt Wanninger

No: None

Abstain: None

Motion Determination: Passed