



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

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 Wanning.

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 Wanning

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 Wanning

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)

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)

SPECIAL PRESENTATION

Hortonville Subarea Plan

Informational presentation of the Hortonville Subarea Plan.

(Presenter: Caleb Ernest - 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)

[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)

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)

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)

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

Signature Page for APC Minutes for February 17, 2026



Mike Neal
President

Billy Bunkowfst
Vice President



Secretary
Kevin M. Todd, AICP
Director