



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 3/2/2026
Monday, March 2, 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: 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)

[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.

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

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

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)

[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.

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

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)

[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.

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)

[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.

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

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

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

[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

Signature Page for APC Minutes for March 2, 2026



Mike Neal
President

Billy Bunkowfst
Vice President



Secretary
Kevin M. Todd, AICP
Director