



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 3/11/2026
Wednesday, March 11, 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: Mike Neal, Robert Horkay, Mark Keen, Victor McCarty, Ryan Mooney, Stephanie Carlson, Omar Khan, Kurt Wanninger.

Commissioners Present Virtually: None.

Commissioners Absent: Billy Bunkowfst.

City Staff Present In-Person: Kevin Todd, Director; Caleb Ernest, Long Range Planning Manager; 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 17, 2026 and March 2, 2026

Motion: Approve February 17, 2026 & March 2, 2026 APC Meeting Minutes

By: Victor McCarty

Seconded: Robert Horkay

Yes: Michael Neal, 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

Todd reviewed APC rules and procedures.

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)

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

[YouTube Time: 3:25](#)

Staff presentation / Petitioner presentation
Public Hearing for 2512-CP-01 opened at 7:40 p.m.
-Twelve (12) public comments.
Public Hearing for 2512-CP-01 closed at 8:19 p.m.
APC questions and comments / Petitioner responses.

Motion: Suspend Rules and Waive Workshop
By: Mark Keen
Seconded: Omar Khan

Yes: Michael Neal, 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

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)

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

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 (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)

REPORTS/COMMENTS

[YouTube Time: 1:48:12](#)

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: Ryan Mooney

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

No: None

Abstain: None

Motion Determination: Passed

Signature Page for APC Minutes for March 11, 2026



Mike Neal
President



Billy Bunkowfst
Vice President



Secretary
Kevin M. Todd, AICP
Director