



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda

BOARD OR COMMISSION: Advisory Planning Commission Meeting

MEETING DATE: Monday, April 20, 2026 at 7:00 PM

MEETING PLACE: Westfield City Services Center - Bales Main Meeting 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 (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 - April 6, 2026

Review Rules of Procedure

CONSENT AGENDA

2604-DDP-09

Westfield Fire Station 82 (Addition)

Generally located at 1920 E. 151st Street.

City of Westfield, represented by JPS Consulting Engineers, requests Detailed Development Plan review of a 4,658 sq. ft. building addition to the existing fire station on 2.12 acres +/- within the AG-SF1: Agricultural / Single-family Rural District.

(Planner: Ryan Collingwood - Rcollingwood@westfield.in.gov)

WORKSHOP ITEMS

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)

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)

SPECIAL PRESENTATION

Grand Park Zoning District

Introduction of new Grand Park Zoning District and discussion of zoning district development and adoption timeline.

(Presented by: Jenell Fairman / Lauren Gillingham-Teague)

ITEMS CONTINUED TO A FUTURE MEETING

2604-PUD-06 (anticipated workshop on 5/18/26, subject to change)

The Lakes at Freemont Planned Unit Development (PUD), Amendment I

Generally ½ mile north of the intersection at West 193rd Street and Freemont Moore Road

Grand Communities, LLC and Fischer Homes by Nelson & Frankenberger, LLC requests a change in zoning for 108 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to The Lakes at Freemont Planned Unit Development (PUD) District.

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

2604-PUD-07 (anticipated recommendation on 5/4/26, subject to change)

Westfield Playhouse Planned Unit Development (PUD), Amendment I

302 North Union Street

Christ United Methodist Church by Church Church Hittle + Antrim requests a change in zoning for 1.03 acres +/- from the SF3: Single-family Medium Density District to Westfield Playhouse Planned Unit Development (PUD) District.

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

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn