



CITY OF WESTFIELD, IN
Plat Committee Meeting Minutes - 12/22/2025
Monday, December 22, 2025 at 11:00 AM

OPENING OF REGULAR MEETING

11:00am

[YouTube Time: 0:00](#)

Note the presence of a quorum

Plat Committee Members Present In-Person: Robert Horkay, Justin Wiley, Michael Pearce.

Plat Committee Members Present Virtually: None.

Plat Committee Members Absent: Hayley Morgan, Brian Kelly.

City Staff Present In-Person: Ryan Collingwood, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present: Nicole Buskill, City of Westfield.

Announce any changes to Agenda

Approval of Minutes - November 10, 2025

Motion: Approve November 10, 2025, Meeting Minutes

By: Justin Wiley

Seconded: Michael Pearce

Yes: Michael Pearce, Robert Horkay, Justin Wiley

No: None

Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Collingwood reviewed APC Workshop rules and procedures.

ITEMS OF BUSINESS

No items.

PUBLIC HEARING ITEMS

2512-ODP-06 & 2512-SPP-07

199th & Monon Planned Unit Development (PUD) District

Generally located north and adjacent to 199th Street, and west of and adjacent to the Monon Trail.

ODP: Onyx and East, LLC, represented by Nelson & Frankenberger, LLC, requests Overall Development Plan review of a one-hundred and five (105) lot residential subdivision on 35.19 acres +/- in the 199th & Monon Planned Unit Development (PUD) District.

SPP: Onyx and East, LLC, represented by Nelson & Frankenberger, LLC, requests Primary Plat review of a one-hundred and five (105) lot residential subdivision on 35.19 acres +/- in the 199th & Monon Planned Unit Development (PUD) District.

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

[YouTube Time: 3:16](#)

Staff presentation / Petitioner presentation

Public Hearing for 2512-ODP-06 & 2512-SPP-07 opened at 11:05 a.m.
No public comments.
Public Hearing for 2512-ODP-06 & 2512-SPP-07 closed at 11:07 a.m.

Plat Committee questions and comments / Petitioner responses.

Motion: Approve 2512-ODP-06 & 2512-SPP-07 with staff comments
By: Justin Wiley
Seconded: Michael Pearce

Yes: Michael Pearce, Robert Horkay, Justin Wiley
No: None
Abstain: None

Motion Determination: Passed

REPORTS/COMMENTS

[YouTube Time: 11:44](#)

Plan Commission Liaison

Community Development Department

ADJOURNMENT

Adjourn

Motion: Adjourn
By: Justin Wiley
Seconded: Michael Pearce

Yes: Michael Pearce, Robert Horkay, Justin Wiley
No: None
Abstain: None

Motion Determination: Passed

Signature Page for Plat Committee Minutes for December 22, 2025



Robert Horkay, President

Justin Wiley, Vice President



Kevin Todd, Secretary