



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 3/16/2026
Monday, March 16, 2026 at 7:30 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, Billy Bunkowfst, Robert Horkay, Mark Keen, Victor McCarty, Stephanie Carlson, Omar Khan, Kurt Wanninger.

Commissioners Present Virtually: None.

Commissioners Absent: Ryan Mooney.

City Staff Present In-Person: Kevin Todd, Community Development Director; Weston Rogers, Senior Planner; Caleb Ernest, Long Range Planning Manager; Shelby Alexander, Associate 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 - March 11, 2026

Motion: Approve March 11, 2026 APC Meeting Minutes

By: Victor McCarty

Seconded: Stephanie Carlson

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty, Kurt Wanninger

No: None

Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Rogers reviewed APC rules and procedures.

CONSENT AGENDA

No items.

ITEMS OF BUSINESS

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: 1:46](#)

Staff presentation / Petitioner Presentation / APC Comments & Questions / Petitioner Responses / General Discussion

Motion: Suspend Rules
By: Robert Horkay
Seconded: Mark Keen

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty, Kurt Wanninger
No: None
Abstain: None

Motion Determination: Passed

Motion: Favorable Recommendation of Resolution to City Council
By: William Bunkowfst
Seconded: Omar Khan

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Kurt Wanninger
No: Victor McCarty
Abstain: None

Motion Determination: Passed

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 & Frankengerger 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: 41:48](#)

Staff presentation / Presentation / APC Comments & Questions / Presenter Responses / General Discussion

Motion: Suspend Rules
By: Kurt Wanninger
Seconded: Robert Horkay

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Kurt Wanninger
No: Victor McCarty
Abstain: None

Motion Determination: Passed

Motion: Favorable Recommendation to City Council
By: William Bunkowfst
Seconded: Omar Khan

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Kurt Wanninger
No: Victor McCarty
Abstain: None

Motion Determination: Passed

ITEMS CONTINUED TO A FUTURE MEETING

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: 01:08:13](#)

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

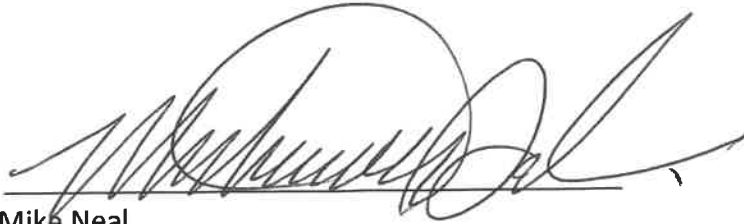
Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty,
Kurt Wanninger

No: None

Abstain: None

Motion Determination: Passed

Signature Page for APC Minutes for March 16, 2026

A handwritten signature in black ink, appearing to read "Mike Neal", written over a horizontal line.

Mike Neal
President

Billy Bunkowfst
Vice President

A handwritten signature in blue ink, appearing to read "Kevin M. Todd", written over a horizontal line.

Secretary
Kevin M. Todd, AICP
Director