



**CITY OF WESTFIELD, IN**  
**Advisory Planning Commission Meeting Agenda**

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**BOARD OR COMMISSION: Advisory Planning Commission Meeting**

**MEETING DATE: Wednesday, May 6, 2026 at 7:00 PM**

**MEETING PLACE: Westfield City Hall - Main Assembly Hall**

**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](mailto: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 & April 20, 2026

Review Rules of Procedure

**CONSENT AGENDA**

**2603-DDP-08**

**Chatham Car Wash**

*1476 Chatham Commons Boulevard*

Edgeworth Laskey Properties, LLC by Kimley-Horn and Associates request Detailed Development Plan review for a

car wash facility on 1.94 acres +/- within the Chatham Commons Planned Unit Development (PUD) District.  
(Planner: Weston Rogers - [Wrogers@westfield.in.gov](mailto:Wrogers@westfield.in.gov))

#### **2604-DDP-10**

##### **Trailside Business Park**

947 West State Road 32

Pettijohn Investments LLC by SPACECO, Inc. requests Detailed Development Plan and Secondary Plat review of two (2) industrial lots on 27.71 acres +/- in the Trailside Business Center Planned Unit Development (PUD) District.

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

#### **ITEMS OF BUSINESS**

#### **2603-PUD-03**

##### **199<sup>th</sup> & 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](mailto: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](mailto:Rcollingwood@westfield.in.gov))

#### **2604-PUD-07**

##### **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](mailto:Wrogers@westfield.in.gov))

#### **26-01**

##### **Gateway at Lantern Commons**

Approving Amendments to the Declaratory Resolution and Economic Development Plan for the Front Street Economic Development Area (Gateway Allocation Area)

(Presenter: Rachel Baker - [Rbaker@westfield.in.gov](mailto:Rbaker@westfield.in.gov))

#### **PUBLIC HEARING ITEMS**

No items.

#### **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](mailto: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