



**CITY OF WESTFIELD, IN**  
**Advisory Planning Commission Meeting Minutes - 4/6/2026**  
*Monday, April 6, 2026 at 7:00 PM*

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**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, Stephanie Carlson, Victor McCarty.

**Commissioners Present Virtually:** None.

**Commissioners Absent:** Omar Khan, Kurt Wanninger, Ryan Mooney.

**City Staff Present In-Person:** Kevin Todd, Community Development Director; Daine Crabtree, Current Planning Manager; Weston Rogers, Senior Planner.

**City Staff Present Virtually:** None.

**Legal Counsel Present:** Nicole Buskill, City of Westfield.

**Announce any changes to Agenda**

**Approval of Minutes - March 16, 2026**

Motion: Approve March 16, 2026, APC Meeting Minutes  
By: Victor McCarty  
Seconded: Stephanie Carlson

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Stephanie Carlson, Victor McCarty, Ryan Mooney  
No: None  
Abstain: None

Motion Determination: Passed

**Review Rules of Procedure**

Rogers reviewed APC rules and procedures.

**CONSENT AGENDA**

[YouTube Time: 3:30](#)

Motion: Approve Consent Agenda items  
By: Robert Horkay  
Seconded: Victor McCarty

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Stephanie Carlson, Victor McCarty, Ryan Mooney  
No: None  
Abstain: None

Motion Determination: Passed

#### **2406-DDP-15**

##### **Towne Run Commercial**

##### **2415 Towne Run Road**

**LOR Corporation by Terra Site Development requests Detailed Development Plan review of two (2) commercial buildings totaling 22,167 SF located on 2.19 acres +/- in the Towne Run Planned Unit Development (PUD) District.**

**(Planner: Lauren Gillingham-Teague - [Lgillingham@westfield.in.gov](mailto:Lgillingham@westfield.in.gov))**

#### **ITEMS OF BUSINESS**

No items.

#### **PUBLIC HEARING ITEMS**

#### **2604-PUD-05**

##### **Grand Park Planned Unit Development (PUD), Amendment IV**

**West Side of Grand Park Boulevard, approximately 0.25 miles south of 191st Street**

**Keystone Realty Group, LLC by Barnes & Thornburg, LLP requests an amendment to 4.95 acres +/- of the Grand Park Planned Unit Development (PUD) District to permit multi-family dwellings.**

**(Planner: Daine Crabtree - [Dcrabtree@westfield.in.gov](mailto:Dcrabtree@westfield.in.gov))**

[YouTube Time: 4:11](#)

Staff presentation / Petitioner presentation

Public Hearing for 2604-PUD-05 opened at 7:05 p.m.

-One (1) public comment.

Public Hearing for 2604-PUD-05 closed at 7:06 p.m.

APC questions and comments / Petitioner responses.

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Motion: Waive Workshop for 2604-PUD-05

By: Victor McCarty

Seconded: Stephanie Carlson

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Stephanie Carlson, Victor McCarty, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

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Motion: Favorable Recommendation of 2604-PUD-05 to City Council

By: Victor McCarty

Seconded: Robert Horkay

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Stephanie Carlson, Victor McCarty, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

**2604-PUD-06**

**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))**

[YouTube Time: 10:26](#)

Staff presentation / Petitioner presentation  
Public Hearing for 2604-PUD-06 opened at 7:26 p.m.  
-Five (5) public comments.  
Public Hearing for 2604-PUD-06 closed at 7:42 p.m.  
APC questions and comments / Petitioner responses.

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No motions called.

**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))**

[YouTube Time: 1:00:42](#)

Staff presentation / Petitioner presentation  
Public Hearing for 2604-PUD-07 opened at 8:08 p.m.  
-Four (4) public comments.  
Public Hearing for 2604-PUD-07 closed at 8:15 p.m.  
APC questions and comments / Petitioner responses.

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Motion: Waive 2604-PUD-07 Workshop  
By: William Bunkowfst  
Seconded: Robert Horkay

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Stephanie Carlson, Victor McCarty, Ryan Mooney  
No: None  
Abstain: None

Motion Determination: Passed

**ITEMS CONTINUED TO A FUTURE MEETING**

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

**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 chang 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 (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](mailto:Rcollingwood@westfield.in.gov))

## WITHDRAWN ITEMS

2512-PUD-22

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](mailto:Lgillingham@westfield.in.gov))

## REPORTS/COMMENTS

[YouTube Time: 1:37:43](#)

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: Robert Horkay

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Stephanie Carlson, Victor McCarty, Ryan Mooney

No: None

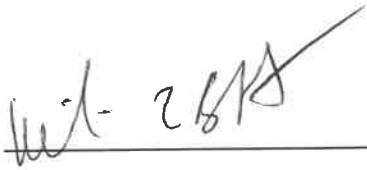
Abstain: None

Motion Determination: Passed

## Signature Page for APC Minutes for April 6, 2026

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Mike Neal  
President



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Billy Bunkowfst  
Vice President



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Secretary  
Kevin M. Todd, AICP  
Director