



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 4/20/2026
Monday, April 20, 2026 at 7:00 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, Robert Horkay, Mark Keen, Ryan Mooney, Stephanie Carlson, Omar Khan, Kurt Wanninger.

Commissioners Present Virtually: Victor McCarty.

Commissioners Absent: Billy Bunkowfst.

City Staff Present In-Person: Kevin Todd, Community Development Director; Lauren Gillingham-Teague, Senior Planner; Ryan Collingwood, Senior Associate Planner; Jenell Fairman, Community and Economic Development Chief.

City Staff Present Virtually: None.

Legal Counsel Present: Nicole Buskill, City of Westfield.

Announce any changes to Agenda

Approval of Minutes - April 6, 2026 (will be available at the Wednesday, May 6, 2026, APC Meeting)

Review Rules of Procedure

Gillingham-Teague reviewed APC rules and procedures.

CONSENT AGENDA

[YouTube Time: 1:32](#)

Motion: Approve

By: Mark Keen

Seconded: Stephanie Carlson

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

No: None

Abstain: None

Motion Determination: Passed

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)

[YouTube Time: 2:17](#)

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

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)

[YouTube Time: 32:27](#)

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

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)

[YouTube Time: 52:01](#)

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 5/6/26, 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 1.66 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

[YouTube Time: 1:35:47](#)

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

Motion: Adjourn

By: Omar Khan

Seconded: Ryan Mooney

Yes: Michael Neal, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney, Kurt Wanning

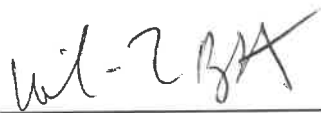
No: None

Abstain: None

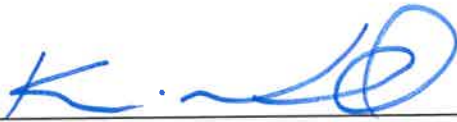
Motion Determination: Passed

Signature Page for APC Minutes for April 20, 2026

Mike Neal
President



Billy Bunkowfst
Vice President



Secretary
Kevin M. Todd, AICP
Director