



CITY OF WESTFIELD, IN Plat Committee Meeting Agenda

BOARD OR COMMISSION: Plat Committee Meeting

MEETING DATE: Tuesday, May 26, 2026 at 11:00 AM

MEETING PLACE: Westfield City Services Center - Bales Main Meeting Room

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF PLAT COMMITTEE

Robert Horkay, President | Advisory Plan Commission Appointed | 1-year term | 1/1/26-12/31/26
Justin Wiley, Vice President | Advisory Plan Commission Appointed | 1-year term | 1/1/26-12/31/26
Brian Kelly | Advisory Plan Commission Appointed | 1-year term | 1/1/26-12/31/26
Michael Pearce | Advisory Plan Commission Appointed | 1-year term | 1/1/26-12/31/26

Public input can be submitted in 1 of 2 ways:

- Submit comments via email to planners@westfield.in.gov (Include petition number in the subject line.)
- Attend the meeting at Westfield City Services Center for an opportunity to participate and publicly comment on a public hearing.

OPENING OF REGULAR MEETING

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes - May 11, 2026

Review Rules of Procedure

ITEMS OF BUSINESS

No items.

PUBLIC HEARING ITEMS

2605-SPP-04

Wheeler Landing Industrial

SWC of 181st Street, Dartown Road and Kinsey Avenue

Scannell Properties by Kimley-Horn & Associates, Inc. requests Primary Plat review of two (2) lots and three (3) blocks on 63.7 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.

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

REPORTS/COMMENTS

Plan Commission Liaison

Community Development Department

ADJOURNMENT

Adjourn



Petition Number: 2605-SPP-04

Project Name: Wheeler Landing Industrial

Subject Site Address: SWC of 181st Street, Dartown Road, and Kinsey Avenue

Petitioner: Scannell Properties

Representative: Kimley-Horn & Associates, Inc.

Request: Primary Plat review of two (2) lots and three (3) blocks on 63.7 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.

Current Zoning: Wheeler Landing PUD District

Current Land Use: Vacant / Agricultural

Approximate Acreage: 63.7 acres +/-

Staff Reviewer: Ryan Collingwood, Senior Associate Planner

PROCEDURAL

- TAC Meeting 04/21/2026
- *Public Notice* 05/15/2026
- *Plat Committee Meeting* 05/26/2026

BACKGROUND

The Property is currently zoned the Wheeler Landing PUD District established by Ordinance 18-04. The PUD (1803-PUD-08) was adopted at the September 24, 2018, City Council meeting contingent on the receipt of an executed Developer Agreement between the petitioner and the City. Since the City Council meeting, the Developer Agreement has been signed as of March 27, 2019.

To the extent provisions established within the UDO conflict with the provisions of the PUD, then the provisions of the PUD shall supersede and apply.

The comments contained herein are in review of the filed Primary Plat scheduled for the April 21, 2026, Technical Advisory Committee meeting.

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.



- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised Primary Plat has been submitted and reviewed.
 - a) *Once compliance can be granted from the Community Development Department, Staff will confirm the next available Plat Committee meeting date and associated public noticing requirements.*
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
- 4) Abbreviations:
 - a) **WPWD:** Westfield Public Works Department
 - b) **HCSO:** Hamilton County Surveyor's Office

PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)

The plans comply.

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes).
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage).
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.



- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines.
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
- 20) Misc.

DISTRICT STANDARDS

The plans comply with Ordinance 18-04: Wheeler Landing PUD.

- 21) General Regulations



- a) Area III and IV Development Standards:
- i) Minimum Front Yard Setback: 25 feet
 - ii) Minimum Side Yard Setback (internal to District): 0 feet
 - iii) Minimum Side Yard Setback (abutting District perimeter): 20 feet
 - iv) Maximum Building Height: 75 feet
 - v) Minimum Distance Between Buildings: 15 feet
 - vi) Minimum Lot Frontage (GB): 80 feet
-

DEVELOPMENT STANDARDS (Ordinance 18-04 & Chapter 6 of UDO)

The plans comply, as applicable to a Primary Plat.

- 22) Lot Standards (Article 6.10)
 - 23) Setback Standards (Article 6.16)
 - 24) Vision Clearance Standards (Article 6.19)
-

DESIGN STANDARDS (Ordinance 18-04 & Chapter 8 of UDO)

The plans comply, as applicable to a Primary Plat.

- 25) Easement Standards (Article 8.3)
- 26) Monument and Marker Standards (Article 8.5)
- 27) Open Space and Amenity Standards (Article 8.6)
- 28) Pedestrian Network Standards (Article 8.7)
- 29) Storm Water Standards (Article 8.8)



30) Street and Right-of-Way Standards (Article 8.9)

31) Street Light Standards (Article 8.10)

32) Street Sign Standards (Article 8.11)

33) Surety Standards (Article 8.12)

34) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS:

ACTION: Hold a Public Hearing for **2605-SPP-04** at the May 26, 2026 Plat Committee meeting, and take action on the item.

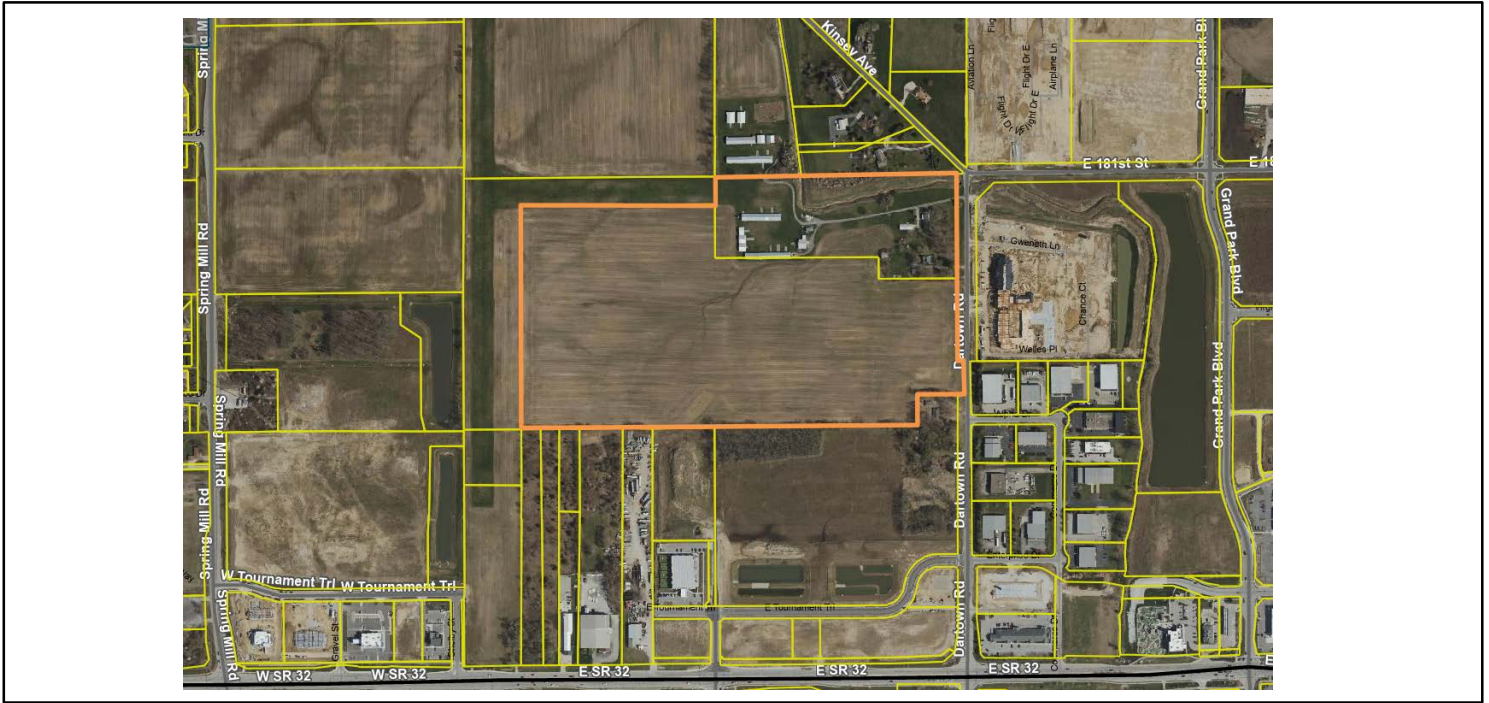
The Department recommends approving the petition with the following conditions:

- The approval by Public Works of any Construction Standards waivers, if applicable; and,
- That all necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

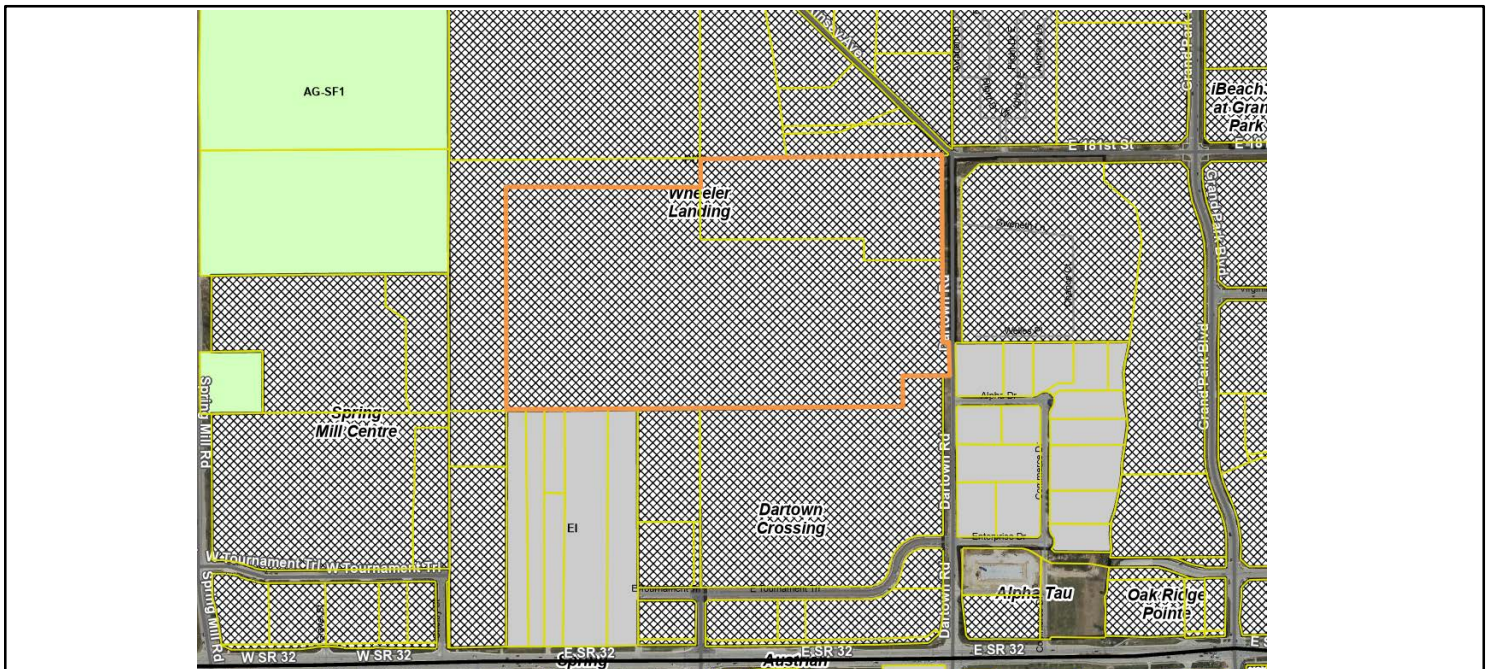
If any Plat Committee member has questions prior to the public hearing, please contact Ryan Collingwood at (317) 741-8857, or by email at rcollingwood@westfield.in.gov.

Aerial Location Map




 SITE



Zoning Map



Zoning

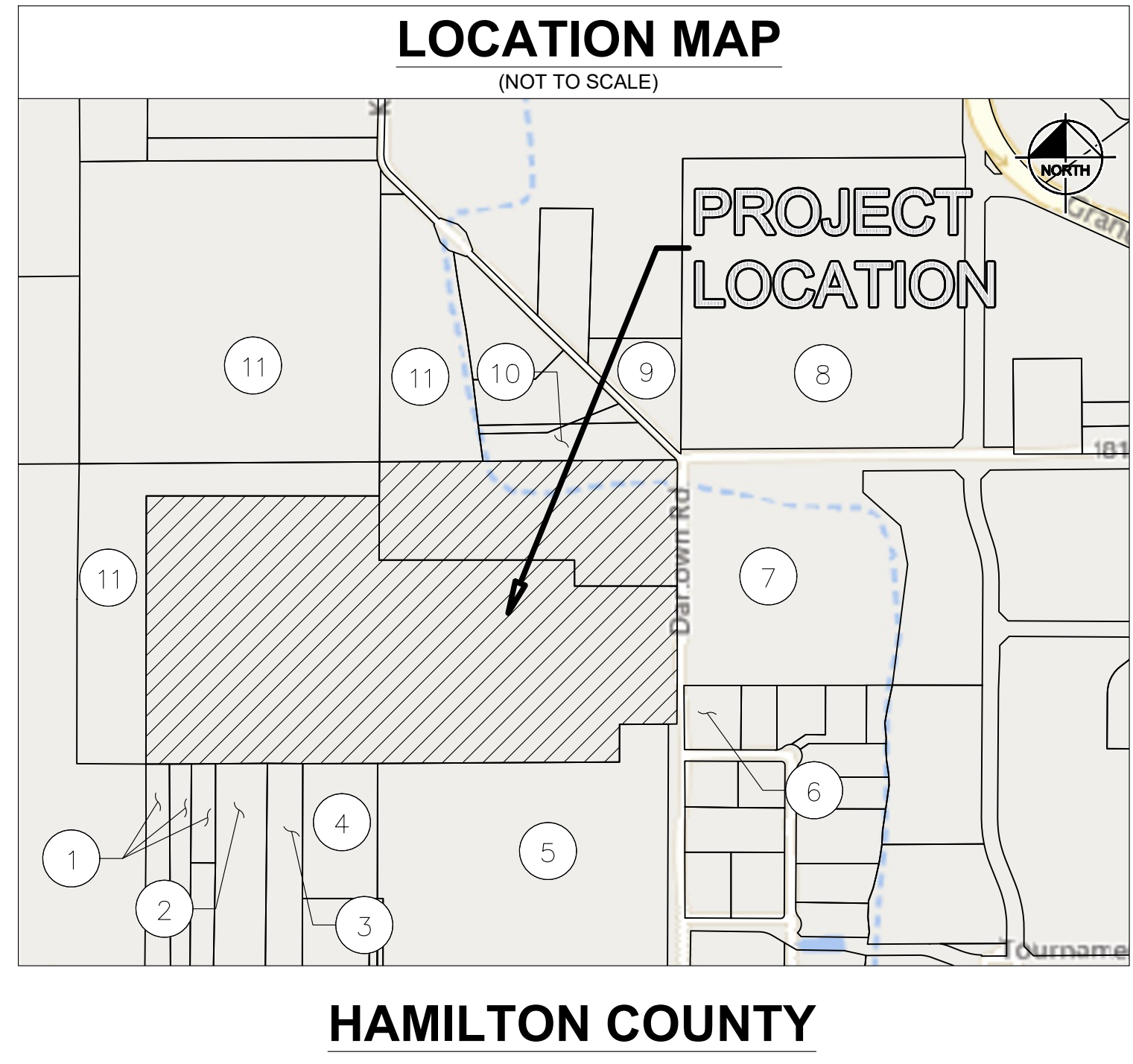
-  PUD (Planned Unit Development)
-  AG-SF1 (Agricultural / Single-family Rural)
-  EI (Enclosed Industrial)

WHEELER LANDING INDUSTRIAL SECTION 1 PRIMARY PLAT ZONING: PUD

NO.	REVISIONS	DATE	BY
1	TAC COMMENTS	04/27/26	CWF

UTILITY AND GOVERNING AGENCY CONTACTS				
SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
SANITARY SEWER & WATER	CITIZENS WATER & WASTEWATER OF WESTFIELD, LLC	2150 DR. MARTIN LUTHER KING JR. ST., INDIANAPOLIS, IN 46202	(317) 917-4351	BRAD HOSTETLER
HIGHWAY DEPT.	HAMILTON COUNTY	1700 S. 10TH ST., NOBLESVILLE, IN 46060	(317) 773-7770	DAVE LUCAS
ECONOMIC & COMMUNITY DEVELOPMENT DEPT.	CITY OF WESTFIELD	2728 E. 171ST ST., WESTFIELD, IN 46074	(317) 804-3170	
PUBLIC WORKS	CITY OF WESTFIELD	2706 E. 171ST ST., WESTFIELD, IN 46074	(317) 804-3147	JOHN RANKIN
ELECTRICITY	DUKE ENERGY - NOBLESVILLE OFFICE	17526 S. MILL CREEK RD., NOBLESVILLE, IN 46062	(317) 776-5331	JON SHULTZ
NATURAL GAS	CITIZENS GAS OF WESTFIELD		(317) 927-4684	RICHARD MILLER JR.
COMMUNICATIONS	COMCAST CABLE		(317) 982-1161	EARL SMALL JR.
FIRE DEPT.	WESTFIELD FIRE DEPT.	17535 DARTOWN RD., WESTFIELD, IN 46074	(317) 804-3307	RYAN FLORA
WESTFIELD GIS	CITY OF WESTFIELD	2728 E. 171ST ST., WESTFIELD, IN 46074	(317) 804-3001	LEANE HIBER

Sheet List Table	
Sheet Number	Sheet Title
1 OF 2	TITLE SHEET
2 OF 2	PRIMARY PLAT



SOIL DESC. & LIMITATIONS

THE NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY OF HAMILTON COUNTY, INDIANA, INDICATES CROSBY SILT CLAY LOAM, MIAMI SILT LOAM, OCKLEY SILT LOAM, WETLAND SILTY CLAY LOAM, WESTLAND SILTY CLAY LOAM-URBAN LAND COMPLEX ARE LOCATED ON THE SITE.

THE SUITABILITY OF SOILS FOR SMALL COMMERCIAL BUILDINGS ARE CONSIDERED TO BE VERY LIMITED DUE TO THEIR PONDING PROPERTIES AND DEPTHS TO THE SATURATED ZONE.

THE ON-SITE SOIL WILL BE TREATED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER IF THE CONDITIONS ARE UNSUITABLE FOR THE PROPOSED CONSTRUCTION. REMEDIAL TREATMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, REMOVAL OF UNSUITABLE SOIL AND BACKFILLING WITH ENGINEERED MATERIAL INSTALLATION OF A GEOTEXTILE WITHIN OR UNDER THE PAVEMENT SYSTEM, OR TREATMENT OF THE SUBGRADE WITH LINE STABILIZATION.

ADJOINING PROPERTY OWNERS			
KEYNOTE	OWNER	PROPERTY USE	ZONING DISTRICT
1	SANDLIAN, JANIE B	VACANT	EI
2	D & M PARTNERS LLC	RETAIL	EI
3	SAWYER, JAMES WOEMPNER & NANCY A HABIG SAWYER	COMMERCIAL	EI
4	WESTFIELD COMMERCIAL VENTURES LLC	VACANT	PUD
5	LEGENDS CROSSING COMMERCIAL VENTURES LLC	COMMERCIAL	PUD
6	ERA HOLDINGS LLC	COMMERCIAL	EI
7	WESTFIELD SENIOR PARTNERS LLC	COMMERCIAL	PUD
8	THE APPROACH OWNER LLC	VACANT	PUD
9	DAY, MARY LOU TRUSTEE OF MARY LOU DAY REV TRUST	RESIDENTIAL	PUD
10	WHEELER, CHARLES MARION & TRACY H&W TE	RESIDENTIAL	PUD
11	WESTFIELD AIRPORT LLC	EXEMPT	PUD

LEGAL DESCRIPTION

PARCEL ONE, TRACT THREE:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, CONTAINING 80 ACRES.

EXCEPT: A PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/2" IRON ROD AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 00 DEGREES 04 MINUTES 05 SECONDS EAST (ASSUMED BEARING) 149.37 FEET ON AND ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 23 MINUTES 45 SECONDS WEST 1022.89 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 00 SECONDS EAST 1165.03 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 38 MINUTES 22 SECONDS EAST 1022.21 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 26 MINUTES 51 SECONDS EAST 1060.09 FEET, MORE OR LESS, ON AND ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35 TO THE SOUTHWEST CORNER OF A ONE (1) ACRE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 9245061; THENCE NORTH 00 DEGREES 02 MINUTES 26 SECONDS EAST 165.00 FEET TO THE NORTHWEST CORNER OF SAID ONE (1) ACRE TRACT; THENCE NORTH 89 DEGREES 26 MINUTES 51 SECONDS EAST 264.00 FEET TO A MAG NAIL AT THE NORTHEAST CORNER OF SAID ONE (1) ACRE TRACT; THENCE NORTH 00 DEGREES 02 MINUTES 26 SECONDS EAST 605.49 FEET ON AND ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO A MAG NAIL; THENCE SOUTH 88 DEGREES 29 MINUTES 15 SECONDS WEST 469.15 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 26 SECONDS EAST 114.50 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 17 SECONDS WEST 856.75 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 05 SECONDS WEST 292.66 FEET, TO THE POINT OF BEGINNING, CONTAINING 51.882 ACRES, MORE OR LESS.

EXCEPT: PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST DESCRIBED AS FOLLOWS:

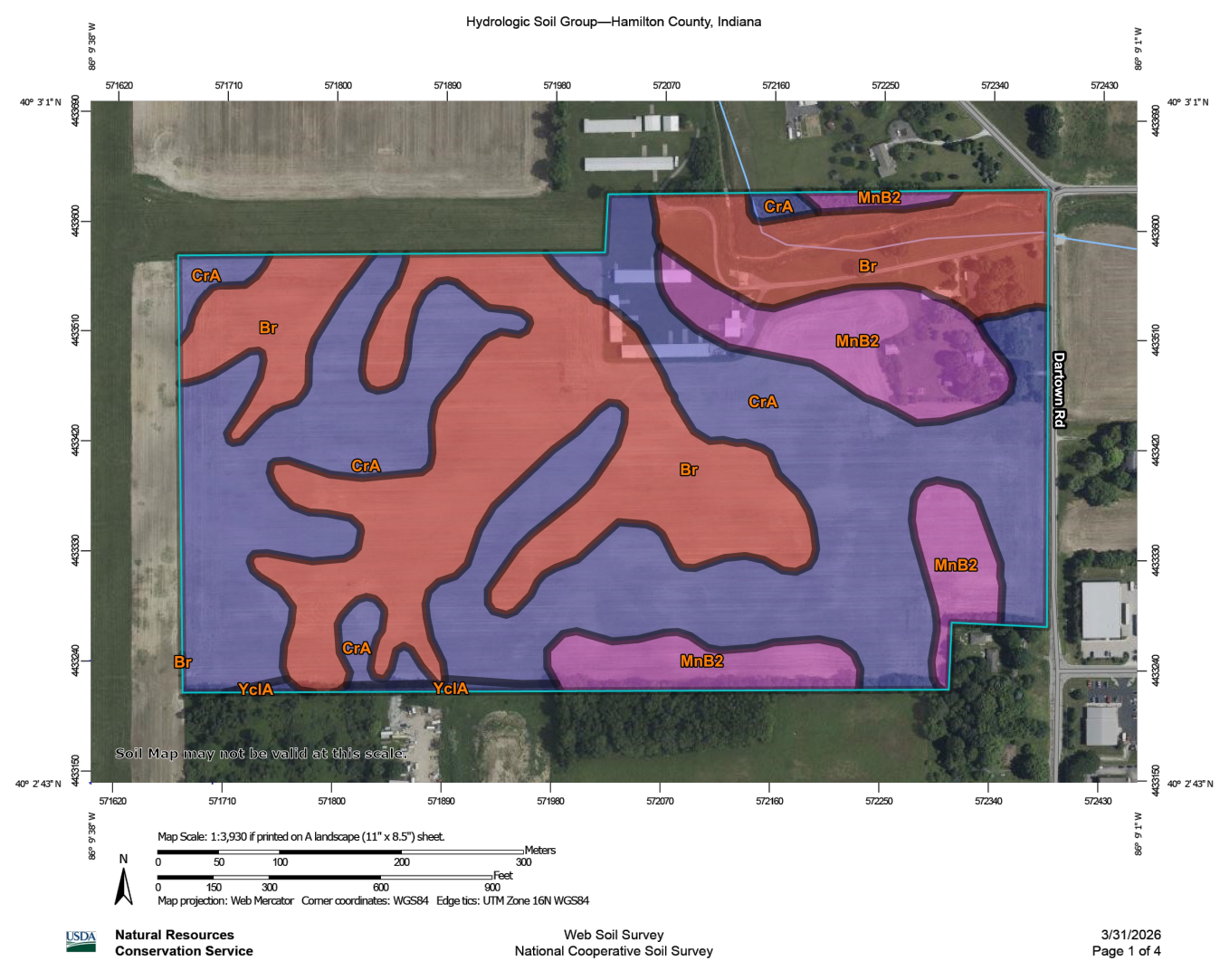
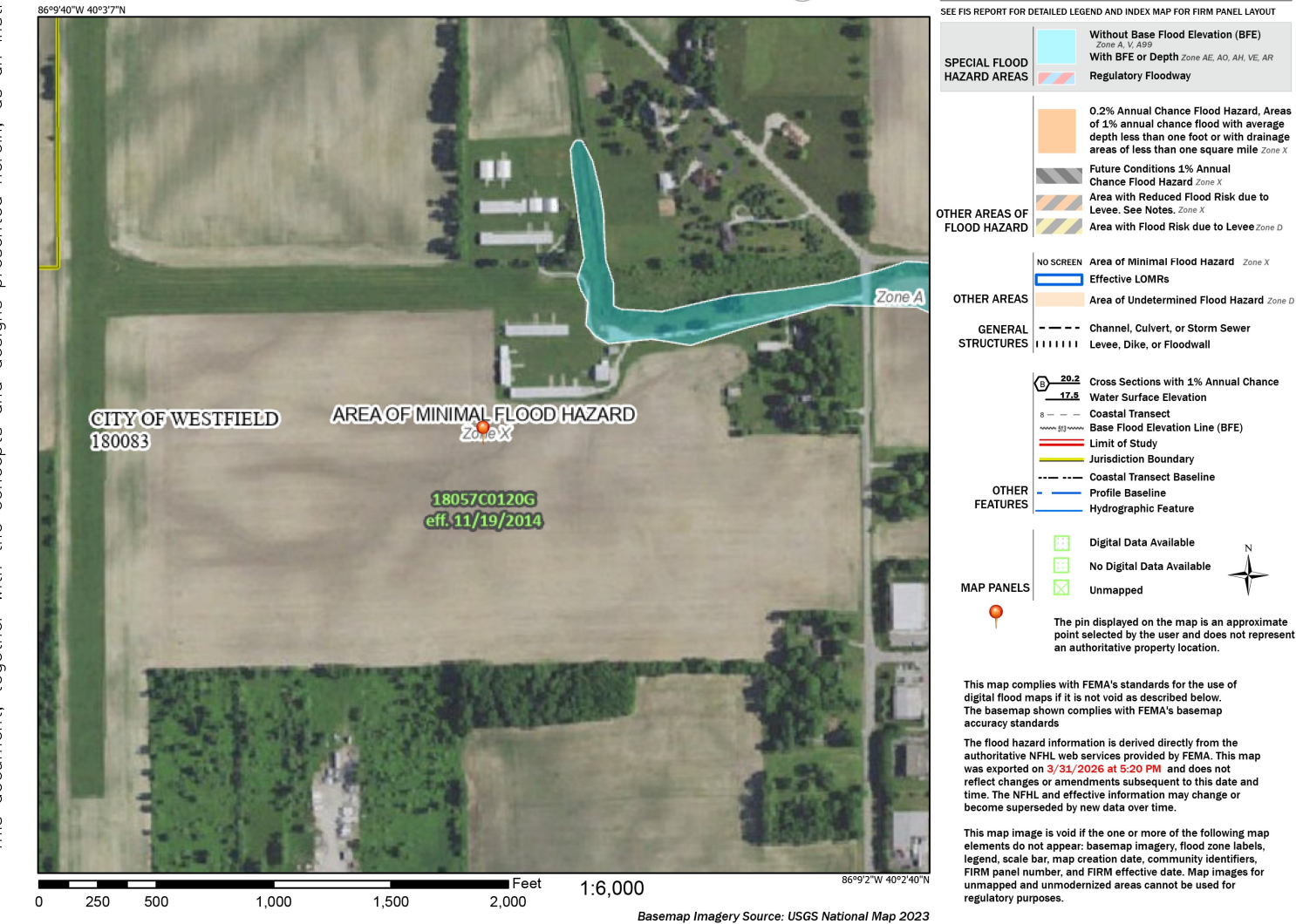
BEGIN AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER AND RUN THENCE NORTH 165.00 FEET; THENCE WEST 264.00 FEET; THENCE SOUTH 165.00 FEET; THENCE EAST 264.00 FEET TO THE PLACE OF BEGINNING.

PARCEL THREE:

A PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/2" IRON ROD AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 00 DEGREES 04 MINUTES 05 SECONDS EAST (ASSUMED BEARING) 149.37 FEET ON AND ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 23 MINUTES 45 SECONDS WEST 1022.89 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 00 SECONDS EAST 1165.03 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 38 MINUTES 22 SECONDS EAST 1022.21 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 26 MINUTES 51 SECONDS EAST 1060.09 FEET, MORE OR LESS, ON AND ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35 TO THE SOUTHWEST CORNER OF A ONE (1) ACRE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 9245061; THENCE NORTH 00 DEGREES 02 MINUTES 26 SECONDS EAST 165.00 FEET TO THE NORTHWEST CORNER OF SAID ONE (1) ACRE TRACT; THENCE NORTH 89 DEGREES 26 MINUTES 51 SECONDS EAST 264.00 FEET TO A MAG NAIL AT THE NORTHEAST CORNER OF SAID ONE (1) ACRE TRACT; THENCE NORTH 00 DEGREES 02 MINUTES 26 SECONDS EAST 605.49 FEET ON AND ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO A MAG NAIL; THENCE SOUTH 88 DEGREES 29 MINUTES 15 SECONDS WEST 469.15 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 26 SECONDS EAST 114.50 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 17 SECONDS WEST 856.75 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 05 SECONDS WEST 292.66 FEET, TO THE POINT OF BEGINNING, CONTAINING 51.882 ACRES, MORE OR LESS.

National Flood Hazard Layer FIRMette



Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AUI	Percent of AUI
Ir	Brookston silt clay loam, 0 to 2 percent slopes	B/D	25.3	37.8%
ClA	Crosby silt loam, free-draining subsoil, 0 to 2 percent slopes	CD	31.6	47.3%
MhB2	Miami silt loam, 2 to 6 percent slopes, eroded	C	9.5	14.2%
YcA	Crosby silt loam, free-draining subsoil, urban land complex, 0 to 2 percent slopes	CD	0.4	0.6%
Totals for Area of Interest			66.8	100.0%

TITLE SHEET

WHEELER LANDING INDUSTRIAL SECTION 1

ORIGINAL ISSUE:
 04/03/2026
 KHA PROJECT NO.
 170067013
 SHEET NUMBER
 1 OF 2

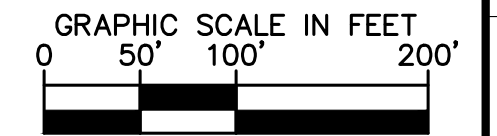
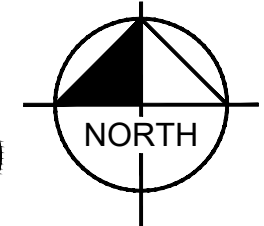
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WHEELER LANDING INDUSTRIAL SECTION 1 PRIMARY PLAT ZONING: PUD

Indiana Utilities Protection Service



before you dig



SITE SUMMARY

SITE ZONING	=	PUD
SITE ACREAGE	=	63.7 AC.±
NUMBER OF LOTS	=	2 LOTS
NUMBER OF BLOCKS	=	2 BLOCKS
FUTURE POND AREA	=	3.65 AC.±

SURVEYOR:
NORMAN HISELMAN
SCHNEIDER GEOMATICS
1330 WIN HENTSCHEL BLVD, SUITE 260
WEST LAFAYETTE, IN 47906
(765) 448-6661

OWNER/SUBDIVIDER:
WESTFIELD AIRPORT LLC
18208 KINSEY AVE
WESTFIELD, IN 46074
(317) 777-1811

ENGINEER:
CASEY FIACABLE, PE
KIMLEY-HORN & ASSOCIATES, INC.
500 E 96TH ST, SUITE 300
INDIANAPOLIS, IN 46240
(317) 683-0873

Kimley-Horn

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500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM

SCALE:
AS NOTED
DESIGNED BY: CWF
DRAWN BY: CWF
CHECKED BY: AMS

TAC COMMENTS
04/27/26
CWF
BY

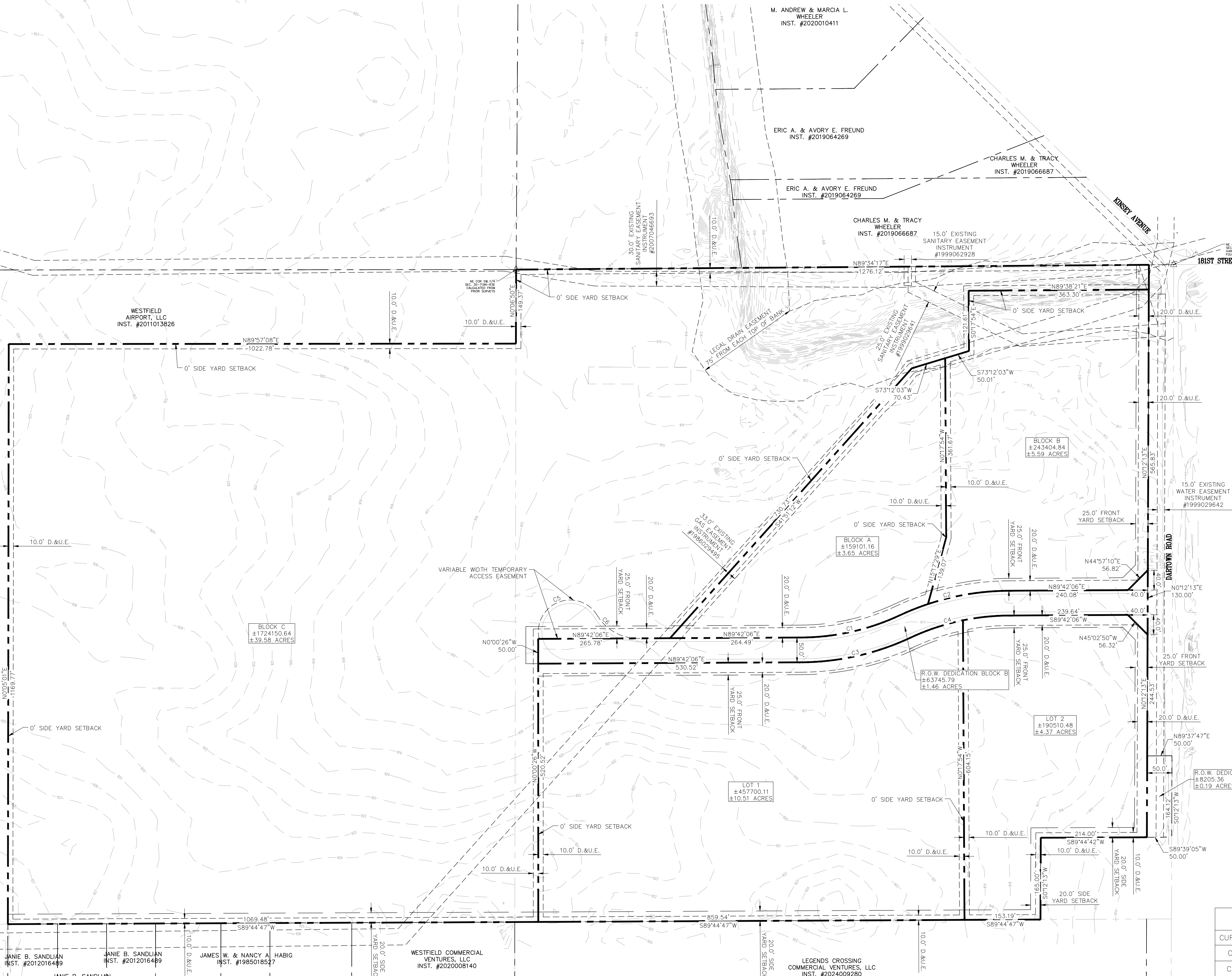
REVISIONS

PRIMARY PLAT

WHEELER
LANDING
INDUSTRIAL
SECTION 1

ORIGINAL ISSUE:
04/03/2026
KHA PROJECT NO.
170067013
SHEET NUMBER
2 OF 2

Drawing name: K:\IND\DEV\170067013_Spinner\Industrial\Wheeler_Landing_Westfield_IN2_Design\CADD\Primary\Plat\C3-C-OVERALL_DEVELOPMENT_PLAN.dwg 2 of 2 Apr 27, 2026 8:30pm by Casey/Fiacable
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PROPOSED LEGEND

D.&U.E.	DRAINAGE & UTILITY EASEMENT
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CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	475.00'	205.51'	N77°18'25"E	203.91'	24°47'22"	104.39'
C2	525.00'	227.15'	N77°18'25"E	225.38'	24°47'22"	115.38'
C3	525.00'	227.15'	N77°18'25"E	225.38'	24°47'22"	115.38'
C4	475.00'	205.51'	N77°18'25"E	203.91'	24°47'22"	104.39'
C5	64.00'	181.05'	S68°04'05"W	126.44'	162°05'18"	406.11'
C6	95.08'	102.53'	S61°46'47"E	97.63'	61°47'02"	56.89'