



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 5/18/2026
Monday, May 18, 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, Billy Bunkowfst, Mark Keen (*left at 8:08pm*), Ryan Mooney, Stephanie Carlson (*arrived at 7:04pm*), Omar Khan, Kurt Wanninger, Victor McCarty.

Commissioners Present Virtually: None.

Commissioners Absent: Robert Horkay.

City Staff Present In-Person: Kevin Todd, Community Development Director; Ryan Collingwood, Senior Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present: Nicole Buskill, City of Westfield.

Announce any changes to Agenda

Approval of Minutes - May 6, 2026

Motion: Approve 5/6/2026 APC Meeting Minutes

By: William Bunkowfst

Seconded: Victor McCarty

Yes: Michael Neal, William Bunkowfst, Mark Keen, Omar Khan, Victor McCarty, Ryan Mooney, Kurt Wanninger

No: None

Abstain: None

Not Present for Vote: Stephanie Carlson

Motion Determination: Passed

Review Rules of Procedure

Collingwood reviewed APC rules and procedures.

CONSENT AGENDA

[YouTube Time: 1:40](#)

Motion: Approve Consent Agenda

By: Mark Keen

Seconded: Omar Khan

Yes: Michael Neal, William Bunkowst, Mark Keen, Omar Khan, Victor McCarty, Ryan Mooney, Kurt Wanninger

No: None

Abstain: None

Not Present for Vote: Stephanie Carlson

Motion Determination: Passed

2602-DDP-04

Park and Poplar, Pahse I

Southeast corner of Park Street and Westfield Boulevard

Old Town Companies, LLC, by CrossRoad Engineers, PC requests Detailed Development Plan review of a 271,000 sq. ft. multi-family residential building and associated parking garage, and four (4) 12-unit multi-family brownstones on 10.55 acres +/- in the Park and Poplar PUD District (Ord. 24-69).

(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

2605-DDP-12

Schaaf CPA

302 North Union Street

SCG Property Group by JPS Consulting Engineers requests Detailed Development Plan of a 9,300 sq. ft. commercial office building on 1.03 acres +/- in the Westfield Playhouse Planned Unit Development (PUD) District.

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

WORKSHOP ITEMS

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)

[YouTube Time: 2:17](#)

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

TRAINING

Comprehensive Plan Training

Comprehensive Plan training presented by REA for the Advisory Plan Commission (APC), including an overview of how to navigate and interpret the Comprehensive Plan, how it is used when evaluating petitions and proposals, and the role of staff recommendations and supporting materials in the review process.

(Presenter: Cynthia Bowen, Rundell Ernstberger Associates (REA))

ITEMS CONTINUED TO A FUTURE MEETING

No items.

REPORTS/COMMENTS

[YouTube Time: 2:13:30](#)

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

Motion: Adjourn
By: William Bunkowfst
Seconded: Omar Khan

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

No: None

Abstain: None

Motion Determination: Passed

Signature Page for APC Minutes for May 18, 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 black ink, appearing to read 'Kevin M. Todd', written over a horizontal line.

Secretary
Kevin M. Todd, AICP
Director