



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 6/15/2026
Monday, June 15, 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 (*arrived at 7:01pm*), Omar Khan, Kurt Wanninger, Victor McCarty.

Commissioners Present Virtually: None.

Commissioners Absent: Billy Bunkowfst.

City Staff Present In-Person: Kevin Todd, Community Development Director; Weston Rogers, Senior Planner.

City Staff Present Virtually: Nicole Buskill, City of Westfield.

Legal Counsel Present: None.

Announce any changes to Agenda

Approval of Minutes - May 18, 2026

Motion: Approve May 18, 2026, APC Meeting Minutes

By: Victor McCarty

Seconded: Ryan Mooney

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

No: None

Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Rogers reviewed APC rules and procedures.

CONSENT AGENDA

[YouTube Time: 1:47](#)

Motion: Approve Consent Agenda

By: Victor McCarty

Seconded: Mark Keen

Yes: Michael Neal, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney, Kurt Wanning
No: None
Abstain: None

Motion Determination: Passed

2606-DDP-15

Thieneman Construction Expansion

17219 Foundation Parkway

Thieneman Properties LLC by American Structurepoint, Inc. requests Detailed Development Plan review of additions to a pre-existing 48,210 sq. ft. office building on 4.45 acres +/- in the Custom Commerce Park Planned Unit Development (PUD) District.

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

2606-DDP-16

Westfield High School Modular Classrooms

18250 North Union Street

Westfield Washington Schools by InSite Engineering, LLC requests Detailed Development Plan review of modular classroom additions to a pre-existing 3,000 sq. ft. school on 77.27 acres +/- in the Westfield High School Campus Planned Unit Development (PUD) District.

(Planner: Ryan Collingwood - Rcollingwood@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: 3:13](#)

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

ITEMS CONTINUED TO A FUTURE MEETING

No items.

REPORTS/COMMENTS

[YouTube Time: 21:07](#)

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: Stephanie Carlson

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

No: None

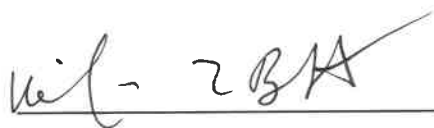
Abstain: None

Motion Determination: Passed

Signature Page for APC Minutes for June 15, 2026

A handwritten signature in black ink, appearing to read "Mike Neal", written over a horizontal line.

Mike Neal
President

A handwritten signature in black ink, appearing to read "Billy Bunkowfst", written over a horizontal line.

Billy Bunkowfst
Vice President

A handwritten signature in blue ink, appearing to read "Kevin M. Todd", written over a horizontal line.

Secretary
Kevin M. Todd, AICP
Director