



CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda

BOARD OR COMMISSION: Advisory Planning Commission Meeting

MEETING DATE: Monday, August 3, 2026 at 7:00 PM

MEETING PLACE: Westfield City Hall - Main Assembly Room

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF ADVISORY PLANNING COMMISSION

Michael Neal, President | Township Appointed | 4-year term | 1/1/24-12/31/27
Omar Khan | Mayoral Appointed | 4-year term | 1/1/24-12/31/27
Robert Horkay | Mayoral Appointed | 4-year term | 1/1/24-12/31/27
Stephanie Carlson | Mayoral Appointed | 4-year term | 7/1/24-12/31/27
Mark Keen | Township Appointed | 4-year term | 1/1/24-12/31/27
Ryan Mooney | Council Appointed | 4-year term | 1/1/24-12/31/27
Victor McCarty | Council Appointed | 4-year term | 1/1/24-12/31/27
Kurt Wanninger | Council Appointed | 4-year term | 2/2/26-12/31/27

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 Hall for an opportunity to participate and publicly comment on a public hearing.

A quorum of the Common Council may be present

[Online Viewable](#)

OPENING OF REGULAR MEETING

Note the presence of a quorum

Announce any changes to Agenda

APC Appointment - Vice President

APC Appointment - Plat Committee

Approval of Minutes - July 6, 2026

Review Rules of Procedure

CONSENT AGENDA

No items.

ITEMS OF BUSINESS

2606-ZOA-03

Creation of Grand Park Zoning District (Ord. 26-32)

The City of Westfield requests various text amendments to the Unified Development Ordinance generally pertaining to Chapter 2 Basic Provisions, Chapter 3 Administration, Chapter 4 Zoning Districts, Chapter 10 Processes and Procedures, and Chapter 12 Definitions.

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

PUBLIC HEARING ITEMS

2607-ZOA-04

Tree Preservation and Protection

The City of Westfield request various text amendments to the Unified Development Ordinance generally pertaining to Art. 6.8 Landscape Standards, Ch. 10 Processes & Permits, and Ch. 12 Definitions.

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

2608-PUD-09

BUILT PUD Amendment I

Near northwest corner of Gray Road and SR 32, north of Midland Trace Trail

Millennium Force LLC, represented by Church, Church, Hittle, and Antrim, requests an amendment to the BUILT Westfield Planned Unit Development (PUD) District ordinance to amend the Concept Plan, pertaining to 10.58 acres +/- in the BUILT Westfield Planned Unit Development (PUD) District.

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

2608-PUD-10

Eagle West PUD

Generally located southwest of the intersection at Eagletown Road & West 186th Street

Pulte Group, represented by Nelson & Frankenberger LLC, requests a change of zoning for 126.86 acres +/- from the AG-SF1: Agricultural/Single-family Rural District to the Eagle West Planned Unit Development (PUD) District.

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

ITEMS CONTINUED TO A FUTURE MEETING

2604-PUD-06 (anticipated to return for recommendation on 9/9/26, 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)

2607-REZ-01

Grand Park Rezone to M-GP District (anticipated to return for public hearing on 9/9/26, subject to change)

The City of Westfield requests to rezone 119.67 acres +/- generally located south of E 191st St and Grand Park Blvd from the AG-SF1: Agriculture/Single-family Rural District, Grand Park Planned Development (PUD) District, GPEC Planned Development (PUD) District, and Grand Park Village Planned Development (PUD) District to the M-GP: Grand Park District.

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

2608-PUD-11 (anticipated to return for public hearing on 9/9/26, subject to change)

Towne West Village PUD

Northeast corner of 146th Street and Towne Road

Polizzi Family LLP, represented by Nelson & Frankenberger, LLC, requests a change in zoning for 94 acres +/- from the Towne West Planned Unit Development (PUD) District to the new Towne West Village Planned Unit

Development (PUD) District.

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

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn