



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 7/6/2026
Monday, July 6, 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: Victor McCarty, Billy Bunkowfst, Robert Horkay, Mike Neal, Kurt Wanninger, Mark Keen, Ryan Mooney, Stephanie Carlson.

Commissioners Present Virtually: None.

Commissioners Absent: Omar Khan.

City Staff Present In-Person: Weston Rogers, Senior Planner; Lauren Gillingham-Teague, Senior Planner.

City Staff Present Virtually: None.

Legal Counsel Present: Nicole Buskill, City of Westfield.

Announce any changes to Agenda

Approval of Minutes - June 15, 2026

Motion: Approve June 15, 2026, APC Meeting Minutes

By: Victor McCarty

Seconded: Robert Horkay

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, 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: 3:15](#)

Motion: Approve Consent Agenda

By: Victor McCarty

Seconded: Mark Keen

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

No: None

Abstain: None

Motion Determination: Passed

2605-DDP-14

Northpoint 3

Southwest corner of East Street and 202nd Street

Northpoint 2 Land LLC by Kimley Horn and Associates requests Detailed Development Plan review of a 138,000 sq. ft. industrial building on 14.33 acres +/- in the Northpoint Planned Unit Development (PUD) District.

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

ITEMS OF BUSINESS

26-02

Trace Commons

Approving Amendments to the Declaratory Resolution and Economic Development Plan for the Eastside Economic Development Area (Trace Commons Allocation Area).

(Presenter: Rachel Baker - Rbaker@westfield.in.gov)

[YouTube Time: 3:58](#)

Staff presentation

Motion: Favorable Recommendation to City Council for PCO 26-02

By: William Bunkowfst

Seconded: Victor McCarty

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

No: None

Abstain: None

Motion Determination: Passed

PUBLIC HEARING ITEMS

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)

[YouTube Time: 6:25](#)

Staff presentation

Public Hearing for 2606-ZOA-03 opened at 7:15 p.m.

-No public comments.

Public Hearing for 2606-ZOA-03 closed at 7:15 p.m.

APC questions and comments / Staff responses.

Motion: Waive Workshop on 2606-ZOA-03

By: Robert Horkay

Seconded: Victor McCarty

Yes: Michael Neal, Robert Horkay, Mark Keen, Stephanie Carlson, Victor McCarty, Ryan Mooney, Kurt Wanninger
No: None
Recuse: William Bunkowfst

Motion Determination: Passed

2607-ZOA-05

Various UDO Patches (Ord. 26-35)

The City of Westfield requests various text amendments to the Unified Development Ordinance generally pertaining to Art. 6.17 Sign Standards, 8.6 Easement Standards, and Art. 13.2 Use Table. (Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

[YouTube Time: 16:25](#)

Staff presentation
Public Hearing for 2607-ZOA-05 opened at 7:22 p.m.
-No public comments.
Public Hearing for 2607-ZOA-05 closed at 7:22 p.m.
APC questions and comments / Staff responses.

Motion: Waive Workshop for 2607-ZOA-05
By: Mark Keen
Seconded: Robert Horkay

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Stephanie Carlson, Victor McCarty, Ryan Mooney, Kurt Wanninger
No: None
Abstain: None

Motion Determination: Passed

Motion: Favorable Recommendation to City Council for 2607-ZOA-05
By: Victor McCarty
Seconded: Robert Horkay

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Stephanie Carlson, Victor McCarty, Ryan Mooney, Kurt Wanninger
No: None
Abstain: None

Motion Determination: Passed

ITEMS CONTINUED TO A FUTURE MEETING

2604-PUD-06 (anticipated to return for recommendation on 8/3/26, 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)

REPORTS/COMMENTS

[YouTube: 23:48](#)

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, William Bunkowfst, Robert Horkay, Mark Keen, Stephanie Carlson, Victor McCarty, Ryan Mooney,
Kurt Wanninger

No: None

Abstain: None

Motion Determination: Passed