



CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda

BOARD OR COMMISSION: Advisory Planning Commission Meeting

MEETING DATE: Monday, August 17, 2026 at 7:00 PM

MEETING PLACE: Westfield City Services Center - Bales Main Meeting 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
Ryan Mooney, Vice President | Council 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
Chris Carlino | Mayoral Appointed | 4-year term | 8/17/27-12/31/27
Mark Keen | Township 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 - Board of Zoning Appeals

APC Appointment - Plat Committee

Approval of Minutes - August 3, 2026

Review Rules of Procedure

CONSENT AGENDA

2602-DDP-06

Walmart at Legends Crossing

304 East Tournament Trail

Bohler Engineering requests Detailed Development Plan review for a 181,236 SF +/- retail and grocery store on 31.08 acres +/- in the Dartown Crossing Planned Unit Development (PUD) District.
(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

2602-DDP-07

Walmart Fuel Station at Legends Crossing

304 East Tournament Trail

Bohler Engineering requests Detailed Development Plan review for a 3,482 SF +/- gasoline service station on 1.83 acres +/- in the Dartown Crossing Planned Unit Development (PUD) District.
(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

WORKSHOP ITEMS

No items.

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)

2608-PUD-10 *(anticipated to return for workshop on 9/21/26, subject to change)*

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)

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)

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)

2607-ZOA-04 *(anticipated to return for recommendation on 9/9/26, subject to change)*

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)

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn