



CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda

BOARD OR COMMISSION: Advisory Planning Commission Meeting

MEETING DATE: Wednesday, September 9, 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
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 | 8/17/2026-12/31/27
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

Approval of Minutes - August 3, 2026 & August 17, 2026

Review Rules of Procedure

CONSENT AGENDA

2607-DDP-17

Wheeler Landing Industrial, Section I

18008 Dartown Road

Westfield Airport, LLC, by Kimley-Horn and Associates, Inc. requests Detailed Development Plan review of a 162,240 sq. ft. industrial building on 15.62 acres +/- in the Wheeler Landing Planned Unit District.

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

ITEMS OF BUSINESS

26-03

Eagletown EDA

Approving Amendments to the Declaratory Resolution and Economic Development Plan for the Eagletown Economic Development Area and Allocation Area

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

PUBLIC HEARING ITEMS

2607-REZ-01

Grand Park Rezone to M-GP District

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

Towne West Village PUD

Northeast corner of 146th Street and Towne Road

Polizzi Family LLP, represented by Nelson & Frankenger, 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)

2609-PUD-13

Northpoint PUD, Amendment VI (Shoppes District)

Southeast corner of State Road 38 and N. East Street

Westfield Petroleum, LLC by Nelson & Frankenger, LLC, requests a PUD amendment to permit a gasoline service station on 6.74 acres +/- in the Shoppes District of the Northpoint Planned Unit Development (PUD) District

(Planner: Daine Crabtree - Dcrabtree@westfield.in.gov)

2609-PUD-14

Hidden Oaks PUD

Generally 1/2 mile west of the intersection at Little Eagle Creek Avenue and W.166th Street & generally south of the intersection at Mule Barn Road and State Road 32.

The Lang Family Farm Trust, represented by Nelson & Frankenger, LLC, requests a change in zoning for 496.76 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Hidden Oaks Planned Unit Development (PUD) District.

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

2609-PUD-15

Westchester PUD, Amendment I (Cohoat)

Generally located on the South side of 161st Street, and about a 1/2 mile East of Towne Road.

Janice Cohoat Trust, represented by Nelson & Frankenger, LLC, requests an amendment to the Westchester Planned Unit Development (PUD) District ordinance to allow the construction of a single-family home, pertaining to 1.88 acres +/- in the Westchester 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 10/5/26, 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-ZOA-04 (anticipated to return for recommendation on 09/21/26, 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)

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)

2609-PUD-16 (anticipated to return for public hearing on 10/5/26, subject to change)

Grassy Branch at Bridgewater PUD, Amendment I

Generally located West of the intersection at Carey Road & Club Estates Drive.

Wedgewood Building Company, LLC, represented by Nelson & Frankenberger, LLC, requests an amendment to the Grassy Branch at Bridgewater Planned Unit Development (PUD) District ordinance to allow the construction of four (4) single-family homes, pertaining to 8.33 acres +/- in the Grassy Branch at Bridgewater Planned Unit Development (PUD) District.

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

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn