



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 8/17/2026
Monday, August 17, 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: Chris Carlino, Stephanie Carlson, Victor McCarty, Ryan Monney, Mike Neal, Robert Horkay, Mark Keen, Omar Khan, Kurt Wanninger.

Commissioners Present Virtually: None.

Commissioners Absent: None.

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

City Staff Present Virtually: Lauren Gillingham-Teague, Senior Planner.

Legal Counsel Present Virtually: Kaitlin Glazier, City of Westfield.

Announce any changes to Agenda

The BZA appointment & Meeting Minutes will be at a future meeting.

APC Appointment - Board of Zoning Appeals

Moved to a future meeting.

APC Appointment - Plat Committee

[YouTube Time: 2:00](#)

Chuck Lehman nominated.

Motion: Appointment to Plat Committee - Chuck Lehman

By: Kurt Wanninger

Seconded: Stephanie Carlson

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

No: None

Abstain: None

Motion Determination: Passed (Voice Vote, 9-0)

Approval of Minutes - August 3, 2026

Moved to a future meeting.

Review Rules of Procedure

Rogers reviewed APC rules and procedures.

CONSENT AGENDA

[YouTube Time: 3:30](#)

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 Wanninger, Chris Carlino
No: None
Abstain: None

Motion Determination: Passed (9-0)

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

[YouTube Time: 4:40](#)

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 Wanninger, Chris Carlino

No: None

Abstain: None

Motion Determination: Passed (9-0)

Signature Page for APC Minutes for August 17, 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 'Ryan Mooney', written over a horizontal line.

Ryan Mooney
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