



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda - 11/18/2024
Monday, November 18, 2024 at 7:00 PM

BOARD OR COMMISSION: Advisory Planning Commission Meeting
MEETING DATE: Monday, November 18, 2024 at 7:00 PM
MEETING PLACE: Westfield City Hall- Assembly Room

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

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.*

Online viewable @ <https://www.youtube.com/user/CityofWestfieldIN>

****A quorum of the Common Council may be present****

OPENING OF THE MEETING

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes

Review Rules of Procedure

CONSENT AGENDA

2403-DDP-06 Westfield Fire Station 84

1315 East 191st Street.

The City of Westfield by HWC Engineering requests Detailed Development Plan review for a 20,328 square foot fire station on 1.9 acres +/- in the AG-SF1: Agriculture / Single-family Rural District.

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

2406-DDP-12 Centennial Middle School

Generally, at the Northeast corner of State Road 32 & Centennial Road.

Westfield Washington Schools by Church Church Hittle + Antrim requests Detailed Development Plan review of new middle school campus and associated site improvements on 57.45 acres +/- in the Westfield Washington Schools Planned Unit Development (PUD) District.

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

**2406-DDP-14 The Depot at Spring Mill Station, Phase 4
15930 & 15950 Spring Mill Road.**

KennMar by SPACECO Inc. request Detailed Development Plan review for two (2) 6,674 +/- square foot commercial buildings on 5.55 acres +/- in the Spring Mill Station Southwest Corner Planned Unit Development (PUD) zoning district.

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

**2411-DDP-34 Citizens North Water Tank 2
98 West 193rd Street.**

Citizens Water of Westfield, LLC requests Detailed Development Plan review for a new water storage tank on 3 acres +/- in the AG-SF1: Agriculture / Single-Family Rural District.

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

**2411-DDP-35 H Steakhouse
130 Penn Street and 211 Mill Street.**

Henri Najem by Church Church Hittle + Antrim requests Detailed Development Plan review for a 7,190 square foot sit-down restaurant on 0.52 acres +/- in the Najem Planned Unit Development (PUD) Zoning District.

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

ITEMS OF BUSINESS

No items of business.

WORKSHOP ITEMS

**2408-PUD-19 Finley Creek Estates Planned Unit Development (PUD)
Generally, 720 feet east of Freemont Moore Road and 2,100 feet north of West 193rd Street.**

Silverthorne Homes requests a change of zoning for 44.31 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Finley Creek Estates Planned Unit Development (PUD) District.

(Planner: Weston Rogers – wrogers@westfield.in.gov)

2409-PUD-20 Claiborne Farms (Kimblewick) Phase III PUD

Generally, North of and adjacent to 151st Street and East of Shelborne Road.

Pulte Homes of Indiana, LLC by Nelson & Frankenberger requests a change of zoning for 108 acres +/- from the AG-SF1: Agricultural / Single-family Rural District to the Claiborne Farms (Kimblewick) Phase III PUD District.

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

2409-PUD-22 Woodwind East

North of and adjacent to 161st Street and south of and adjacent to 166th Street.

Old Town Companies, LLC by Nelson & Frankenberger, LLC requests a change of zoning for 136 acres +/- from the AG-SF1: Agricultural / Single-family Rural District to Woodwind East Planned Unit Development (PUD) District.

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

ITEMS CONTINUED TO A FUTURE MEETING

2411-PUD-26 Ambrose on Main Planned Unit Development (PUD)

Northeast corner of SR 32 and North East Street.

Rebar Westfield, LLC, represented by Kimley-Horn, requests a change of zoning for 3.5 acres +/- from SF3: Single-family Medium Density District and Big Hoffa's Restaurant Planned Unit Development (PUD) District to the Ambrose on Main 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