



WINFIELD PLAN COMMISSION
MEETING MINUTES
MAY 13, 2021 @ 6:00PM

The Winfield Plan Commission held a meeting on Thursday, May 13, 2021 at the Winfield Town Hall at approximately 6:00 p.m. Those present: Tim Clayton, Mark Nelson, Dave Anderson, Tony Clark, and Jim Hajek. Gerry Stierer and Joe Gacsy were absent. Also present: Town Administrator Nick Bellar; Town Attorney, David Austgen; and Shaun Finney, Town Engineer.

MINUTES: April 8, 2021

Mark Nelson made the motion to approve the minutes from April 8, 2021. Dave Anderson seconded the motion. The motion carried with all in favor 5-0.

OLD BUSINESS:

1. Public Hearing - Docket PC 2021-01 – Primary Plat Approval – Gibson Estates -2 lot subdivide

Owner: George Hylek
Petitioner: George Hylek
Vicinity: 12717 Gibson St.
Request: Primary Plat Approval – 2 lot subdivision with Waiver request

The engineer for the project stated they are here for a primary plat approval on a 2 lot subdivide. Nick Bellar stated all comments from the TAC meeting have been addressed and the Public Hearing has been properly published and advertised.

Tim Clayton opened the Public Hearing at 6:03p.m. After asking three times for comments none were made and the Public Hearing was closed.

Nick had no concerns on this item. The Commission did not have any follow up questions for the petitioner. Dave Anderson made the motion to approve Docket PC 2021-01, Primary Plat Approval, Gibson Estates, 2 lot subdivide based on all comments being addressed at the TAC meeting. Tony Clark seconded the motion, the motion carried with all in favor 5-0.

2. Public Hearing and Recommendation to the Town Council

Docket PC 2021-02 – Zone Change – Gibson Estates – AG to R-1

Owner: George Hylek
Petitioner: George Hylek
Vicinity: 12717 Gibson St.
Request: Zone Change AG to R-1

The engineer explained due to the town code standards and location of the septic they cannot meet the AG requirement on the lot to the north so they are asking for the rezone on lot 1. Nick Bellar stated this Public Hearing has been properly published and advertised.

Tim Clayton opened the Public Hearing at 6:06p.m. After asking three times if there were any comments, none were made and the Public Hearing was closed.

The Commission did not have any concerns or follow up questions. Dave Anderson made the motion to make a favorable recommendation to the Town Council for Docket PC 2021-02, Zone Change, Gibson Estates, AG to R-1. Jim Hajek seconded the motion, the motion carried with all in favor 5-0.

NEW BUSINESS:

1. Request for Public Hearing – Docket PC 2021-03 – Zone Change – AG to PDR – Grand Ridge

Owner: Molchan Living Trust
Petitioner: Providence Real Estate Development
Vicinity: 10319 Grand Blvd.
Request: Zone Change AG to PDR

Dave Anderson made the motion to defer this item, Tony Clark seconded the motion. Tim Clayton asked Nick Bellar to explain why this item is being deferred. Nick explained there are still a number of outstanding concerns including density, lot depths, some of the proposed home products, proposed alleys and street widths, and an unclear plan for green space and park land. After no further discussion the motion carried with all in favor 5-0.

2. Request for Public Hearing – Primary Plat Approval – 230 lot subdivision – Grand Ridge

Owner: Molchan Living Trust
Petitioner: Providence Real Estate Development
Vicinity: 10319 Grand Blvd.
Request: Primary Plat Approval – 230 lot subdivision

This item is related to the previous item. Dave Anderson made the motion to defer the item for the same reasons listed under item number 1. Tony Clark seconded the motion, the motion carried with all in favor 5-0.

3. Request for Public Hearing – Zone Change - AG to PDR – Aylesworth Farms

Owner: GMAS LLC, IJAL LLC, Philip Rietveld, et al.
Petitioner: Lennar Homes of Indiana, Inc.
Vicinity: 5807 E. 109th Ave.
Request: Zone Change AG to PDR

Todd Kleven with Lennar Homes recapped the previous meetings they have come before the Plan Commission with their proposed development as well as other meetings he has attended with the town and staff. They have taken all comments and concerns brought up by the town and also kept in mind the infrastructure challenges the town faces to present this revised proposal of Aylesworth Farms. Todd noted they originally started with 650 units and have reduced that to 515. In the spirit of cooperation with the town they have eliminated the townhomes from the development. This is a 223 acre parcel containing 390 single family homes and 127 cottage homes. This project will have 73 acres of open space. It will include a pool, pool house, splash pad, 2 mile walking path, nature preserve, and two of the parks within this community will be dedicated to the town. This development extends from 109th to 117th and connects to the Wyndance and Prairie Crossing subdivisions. The residential use conforms to the Master Plan with several residential subdivisions immediately adjacent. They will start construction on the south end working towards the north, he does not believe they will be to the north end of the property for another 2-3 years. There are two access points on both 117th and 109th. Todd stated a major component that this brings to the Town of Winfield is over 3 million dollars in offsite contributions to the community. This includes a cash contribution towards road improvements to 109th, regional lift station, and a quarter mile of water main extension which opens up development to the south end of town including the new middle school. Todd went in to the layout of the development and explained they listened to the town's desire to create communities within communities so they have created separate neighborhoods within their development for the single family homes and the cottage homes. Todd pointed out the location of the pool and pool house that will be completed with phase 1. He also showed the overall layout of the 2 mile walking path including the 8 foot wide bike path along 117th and will connect to town's once they make their improvements. The funds for the 109th improvement contribution will be delivered to the town upon receipt of the signed mylars. Todd reviewed the set backs for the single family homes and cottage homes. Single family homes will have a 25' front yard setback, 30' rear yard setback, and a minimum of one 5' side yard setback and one side yard 10' setback. Cottage homes will have a 25' front yard setback, a 25' rear setback, a minimum 5' side and a 5' side. Cottage homes will not be allowed to have fences, shed, or pools. Todd showed an example of how the single family lots will accommodate space for a pool and other accessory structures without impeding on any easements. They will include in the PDR and HOA documents that any improvements made to the lot must go through HOA approval to minimize requests coming into the town. Todd also explained the flow of the sanitary sewer which will handle the majority of the development, only a handful of homes will have to be run to the Wyndance lift station. They have decided to place the regional lift station to the south west corner to accommodate the connection for the school. They have also provided a sanitary manhole that Crown Point Christian Village can connect to. They will have a recapture agreement with Crown Point Christian Village, but that will be completely separate from the recapture agreement they will have with the town.

Todd stated they are also going before the Lake County Drainage Board to present their improvement plan for the Graper Ditch area and they will also give them an easement that will give them access to the area. Todd also explained they have enough capacity in their retention ponds to allow water runoff and flow from Graper Ditch and accommodate with additional storage in their plan. He believes this plan will solve the majority of drainage issues of the residents in the area that are currently affected by Graper Ditch. Brad Moore, lead engineer for the development with Manhard Engineering, went over the drainage plan for the subdivision. Brad explained most of the unmanaged and uncontained flow from Graper Ditch will be contained by their design. Brad explained their spreader design for releasing water by capturing water and releasing it different points throughout the subdivision at different elevations. Brad stated there are multiple control points to discharge the water at different stages of storm water events. Dave Anderson asked what percentage of the flow will not be contained. Brad stated it is nearly a 3 acre area so about 3%. Dave stated for clarification that 100% of uncontrolled water flow will now be reduced to only 3% so 97% of the flooding the residents see around Graper Ditch will be alleviated. Todd stated they are responsible per the town standards to account for all the water run off that the impervious surfaces a development brings, he used an analogy of a bath tub and the slow drainage or release of water from the drain; they cannot dump excessive water onto the neighboring fields.

Todd reviewed the improvement they added based on the comments from the TAC meeting including a right in and right out on 109th, a lot was lost and a road was moved to preserve more trees, parking has been adjusted for the 12 acre park. The town will also have ownership of the silo tree and improvements will be made to the parking lot near that area. 2 parks will be dedicated to the town, and the HOA will own and maintain the pool/pool house, splash pad, and park that has a pavilion and fire pit. Todd reviewed the proposed home options and worked with the town on architecture improvements made as requested by the town and in compliance with the new architecture standards in the town code. He noted brick will be include on homes under 2,000 square feet and asked their design preference on wrapping the brick around the side of the house in order to have consistent soffits. It was determined where the brick wraps the edge of the house, the soffit would not need to be expanded beyond a foot to meet the ordinance as the brick adds extra material depth on the corner.

Nick Bellar ran through a list of items that have been answered by Todd's presentation. He asked if DLZ still has to review their wetland delineation. Todd stated they just completed it two weeks ago and it impacted two of their lots which have been eliminated and the road has been shifted down. They are also widening the right of way as requested by the town and increased the road width to 36 feet. To compensate for the changes they discussed in TAC that the sidewalk path width go from a 5 foot width to a 4 foot width. Brad stated they will have more than enough room of right away for 109th road improvements for a roundabout and road widening. Nick asked about the exhibit of the pool placement with the largest footprint home. Todd stated they showed the model with the most depth. Todd confirmed it will be possible to fit a pool with any home on any single family lot and the HOA will block any request that would have to require a variance from the town. He also confirmed there will be anti-monotony clause for homes. There was a discussion on the paths and ownership/maintenance and type of path around the silo and nature preserve. Most paths will be 8' asphalt paths. This trail in the wooded park will possibly be a wooden chipped path or a more natural material. Todd explained a paved path would impact the roots of the trees. This will be specified at another time. With no further discussion Dave Anderson made the motion to approve the Public Hearing Request for the Zone Change from AG to PDR for Aylesworth Farms. Jim Hajek seconded the motion, the motion carried with all in favor 5-0.

4. Request for Public Hearing – Primary Plat Approval – 517 lot subdivision – Aylesworth Farms

Owner: GMAS LLC, IJAL LLC, Philip Rietveld, et al.

Petitioner: Lennar Homes of Indiana, Inc.

Vicinity: 5807 E. 109th Ave.

Request: Primary Plat Approval – 517 lot subdivision

The record reflex the presentation and items discussed under item number 3 for this agenda item number 4. Dave Anderson thanked Todd for working with the town and their cooperation on the improvements needed for 109th. Dave asked if there will be enough easement to the north for the right in right out so there will be enough room for a roundabout making these turns as more of an acceleration lane into a roundabout. He also wants to make sure no one can attempt to do a U-turn. Brad explained the turn radius on the curves and showed they kept all of that in mind with the design and location. It can also be adjusted if more room is needed for the roundabout, the closest backyard is about 100 feet away. Brad explained they mimicked the design of the roundabout on Mississippi as an example of what could go in this area and planned accordingly. Dave stated he appreciates the amount of infrastructure they are willing to contribute. Tim Clayton also appreciated their participation in the earlier meetings to hear the concerns on Graper Ditch from the residents and planning to make a major improvement to the area. Dave also complimented them on the amount of open space and park land they are proposing and

the separate neighborhoods within the subdivision. Dave requested on the corner lots, when you have a two story home that a window or a treatment to the gable be added to break up the siding. Tim asked about the sewer going to Wyndance. Brad stated he has been working with Jeremy Lin on this and he also explained where the sewer stubs are and he is familiar with the area as he designed the sewer system for Wyndance. A discussion is had on the different elevations available for the homes. Jim voiced concerns over all siding homes. Todd stated anything under 2,000 square feet will have brick and large homes could have all siding but will have other architectural details. Dave stated one of the homes seemed very small for a single family home. Todd explained when they eliminated the townhouses, they still wanted to offer a smaller product to replace that, they might not be able to remove that option. Jessica, Product Specialist for Lennar, stated they only offer 4 options for those cottage homes so they cannot take it out but could look into making the sun room mandatory on that model. She also stated that the all siding homes will have bumps outs and other features to make them stand out. Dave and Jim still had concerns, Dave explained he wanted to make sure the homes are unique to Winfield. The Commission reviewed a few other home elevations. Todd explained he is in favor with working with the town but they have already committed a large amount of funds to the town for offsite improvements and have had to raise the prices on their homes just because of the cost of lumber, they have to be able to sell these products and compete with neighboring builders. Todd confirmed they will look into the sun room for the one model and Nick also reminded him they were going to break up the siding on the two stories for corner lots. Jessica said they will discuss what can be done with their architect. Dave Anderson made the motion to approve the Request for Public Hearing, Primary Plat Approval, 515 lot subdivision, Alyesworth Farm. Tony Clark seconded the motion, the motion carried with all in favor 5-0. Todd asked if permits can be emailed in, Tammi Travis answered they can be dropped off or sent via Fedex. Tim thanked Todd again for his cooperation with the town.

Clerk-Treasurer, Rick Anderson, gave a report on how this development will financially impact the town. The total assessed build out is around \$2 million. He ran through the various fees and funds that will see increases including building department fees expected to bring in over \$2.1 million, \$1.6 million to the Waste Water Treatment Plant, \$500,000 in Park Impact fees, Cumulative Capital Development tax will impact the town's Bonding authority for road improvements of a little over \$1 million, population based revenue will affect a number of potential grants, taxes, and federal distribution. This is based on the completion of the subdivision. At the time of construction at the issuance of permits along with offsite contributions will be over \$7 million dollars in fees and infrastructure improvement to the town and contribute to \$2.5 million in utility fees. Tim Clayton asked if they are contributing \$1,000 for every home building permit. Rick stated that is his understanding. Dave stated that is also to go toward road improvements.

STAFF REPORT/ATTORNEY REPORT

With no further business before the Commission, Dave Anderson made a motion to adjourn, seconded by Tony Clark, passed by voice vote 5-0.

ADJOURNMENT: 7:22 pm

Attest:

Plan Commission President

Plan Commission Secretary

Transcriber: Kim Wachowski