



WINFIELD PLAN COMMISSION

MEETING MINUTES

DECEMBER 7, 2021 @ 6:00PM

Pledge of Allegiance was cited.

The Winfield Plan Commission held a special meeting on Tuesday, December 7th, 2021, at the Winfield Town Hall at 6:01 pm. Those present: Tim Clayton, Mark Nelson, Gerald Stiener, Tony Clark, Dave Anderson, Joe Gacsy, and Jim Hajek. Also present: Town Engineer Mike Duffy and Town Administrator Nick Bellar.

MINUTES TO BE APPROVED:

Dave Anderson made a motion to approve the minutes from November 4th, 2021. Tony Clark seconded the motion. The motion carried 7-0.

OLD BUSINESS:

None

NEW BUSINESS:

1. Discussion Item: Proposed project – O'Reilly Auto Parts

Mike Colpetzer, representing Red Cedar Partners presented the O'Reilly Auto Parts plan. Nick Bellar explained they wanted to present the plan again after comments from the board were included.

Gerald Stiener mentioned a possible redevelopment of the funeral home next to the proposed O'Reilly. Gerald stated there would need to be access easements up to the property line in case they would choose to have a connection in the future. Nick said the access road would not be a public right of way, but instead maintained by the individual property owners or a common access discussed among all users of the site. Gerald asked Town Engineer Mike Duffy if they have ever looked at how they will propose access into this commercial lot and the lot behind Walgreens. Mike stated he believed the Board said whichever parcel is first in would be the intersection. The corresponding parcel across the street would have to match up. If there is ever a light needed all the parcels in the area would contribute.

Mike stated one of his comments was to have this road as private right of way. Gerald asked who will maintain that road and Mike said the developer and possibly other parcels.

Dave Anderson stated he likes the idea of a right out of the property. Mike noted the delivery trucks need to be able to get in and deliver to the southeast corner.

Tim Clayton asked if the air conditioning units on the back elevation will be covered, and Mike said yes, they will.



WINFIELD PLAN COMMISSION

MEETING MINUTES

DECEMBER 7, 2021 @ 6:00PM

Mike Duffy stated they will have to increase lighting on the entrance onto Randolph to follow the lighting ordinance.

Mark Nelson asked if the front will be mirrored or see-through and Mike said it will be see-through.

Nick noted the TAC meeting on this project will be December 21st.

2. Discussion Item: Proposed project – Schilling Development

Jack Slager with Schilling Development represented the Arizona/109th property. He said he first came to the board in February to propose their developments.

Jack stated Schilling Development is a residential land developer out of Saint John, IN. They have developments in Saint John, Schererville, Cedar Lake, Crown Point and are hoping to expand into Winfield. Jack explained they only develop the land and then sell to builders. Most of the builders build from 2-20 homes a year which allows for customization and various floor plans. They specialize in elaborate entrances, high end landscape, and unique architecture. They utilize and preserve the land while working the natural features into the development. Each development has a strong POA that is funded to make sure common areas and entrances are well taken care of. He said they set up strong restricted covenants for each development. Each builder that comes in wanting to build must meet the architecture requirements. Site plans are reviewed including the materials, square footage, and the roof pitch. Jack explained they can set the bar as high as they want to if it is known ahead of time. They market to the builders with signage, brochures, and websites to drive customers to the developments.

Jack stated they have done more research on these developments that were originally presented in February. They have made some adjustments to the plan and met with Nick since then as well. This 80-acre property starts at the west end of Wyndance which will be called Water Chase. The large wetland in the middle will allow for a single ring road around the perimeter of the property. They will stub a road to the south along with a divided entrance on 109th. There will be a road tie in at Wyndance and a road stub to the west heading towards State St. on the west side of the soccer fields. The corner at State and 109th is slated for duplexes. Jack showed an entrance at Arizona which would create a 4-way intersection. Cottage homes will be in the northwest corner and single-family houses in the yellow area on the plan. Large estate lots will be tucked away in the woods, and they are projecting million-dollar homes in that area. On the north side of 109th there is the Riverstone development being proposed by Olthof Homes. They have been in contact and are aware they must work together on 109th.

They have enlisted a traffic engineer to begin to study 109th and how these projects will impact it and any improvements to make it better. Jack presented the preliminary draft review of the traffic study. He said they sat down with engineers and asked what they can do that is more unique with these different projects in the same area. The main challenge being Arizona to the north off 109th and State St. going south off 109th causing two 3-way intersections that are a quarter mile apart. A potential idea is taking



WINFIELD PLAN COMMISSION

MEETING MINUTES

DECEMBER 7, 2021 @ 6:00PM

State St. and discontinue at 109th and wind it over to line up with Arizona to then create a single 4-way intersection. Jack explained the more they studied it the more sense it made to the team. They have discussed this topic with Olthof, and it worked for them with their development as they can potentially have their entrances off Arizona. The report showed a potential roundabout at Arizona/State/109th intersection. Jack stated they will be tweaking this traffic report and submitting it to the town.

Gerald Stiner said he likes the idea of eliminating curb cuts on 109th and making it all go to one intersection. Gerald asked if they would have enough right of way to do a roundabout as there is a house on the northeast corner. Jack said they own the land on the southwest and southeast, therefore they can offset the roundabout slightly.

Dave Anderson said at first glance the report is an interesting concept. The only issue is if they are relying on Olthof there is no guarantee that it will ever get approved. Dave said as they move through the discussions, they should be prepared on what they can accomplish without them.

Jack stated the traffic report is 10+ pages and considered Taft Middle School as it will generate traffic on State St., Lennar, Providence, and Olthof. Some of the improvements include whether they be a round about or a traffic signal. The TWLTL which is the left turn lane (3 wide lane). They projected some of these projects 5, 10, and 15 years ahead and how different portions of this would work to come in at different times. Jack explained they still must figure out the cost of everything as well. He said they have done this type of work on projects before in Saint John. Jack said the numbers are driven by the density that they can achieve on the project. Right now, they are showing a density of all the projects of a 1.6 units per acer. Jack stated the duplexes are important as they are a high-density product that will help boost margins and ultimately help pay for some of the road improvements.

Gerald asked if Mike Duffy has talked to their engineer, and he said no but he will give her a call the next day to talk through it.

Gerald asked what the average price of their single-family homes are in which Jack said the Water Chase project being \$500,000 and up. As they get further over west of State St. \$600,000 and up and the back will be \$1 million. The Ridges will be \$600,000-\$800,000 similar to a development that is almost completed in Crown Point. Jack stated those builders are eager for their next project and will gladly follow Schilling Development to Winfield.

Gerald stated they will be just as interested in what they will look like. He added the town is interested in connecting neighborhoods, trails, etc. so they would like to see that too. Jack said they have tons of open space so that wouldn't be an issue.

3. Discussion Item: Proposed Project- Moda



WINFIELD PLAN COMMISSION

MEETING MINUTES

DECEMBER 7, 2021 @ 6:00PM

Hannah Hartman, owner of Moda Beauty Bar presented her new plans for the expansion of her salon. Moda opened in 2018 with two locations in Winfield and one in Schererville. Services include hair, bridal makeup, spray tans, skin care, manicures/pedicures, and medical producers such as Botox. She explained how they are growing out of their current Winfield location which led her to purchase the building that was previously Deer Creek Nursery in April 2021.

She presented the first drawing of the building and noted she wants the building to have a luxurious feel.

The architect on the project explained how they are going to utilize the existing building for this project. In the front there will be a coffee shop and in the back a manicure/pedicure area both with separate entrances. The center of the building will be the main entrance into the salon. Hannah explained when you walk in it will be a hair salon and off to the right will be the spa side and to the left will be the lash/brow area and manicure/pedicure area. The upstairs will include a retail area and the employee breakroom with a balcony looking down at the main salon area.

On the outside of the building, they wanted to break it up the different components of the plaza using various materials and geometry. They plan to use brick on the lower level with a combination of canvas and metal awnings. The plan also includes a sign band and goose neck lighting.

Hannah explained she also purchased the property behind the building and is planning to possibly expand even further in the future.

Gerald asked if they were planning on making parcel 1 and 2 actual lots, they will need to show access to the parcel behind the building. Gerald also noted they would want to see what all four sides will look like with materials.

Gerald explained because the parcel is zoned Ag-business and her use is not permitted in that zoning, she would need to have it re-zoned to commercial zone.

Jim Hajek asked what the plans are for the sign. Hannah said it will be non-lit. Jim also commented on how the canvas awning will be hard to maintain.

Dave Anderson asked if the building is connected to the sewer system, and they concluded that is something to find out. Nick said they would want to be connected to the system. Mike stated that they would need to do a traffic study for the change of use and adding more parking.

Mike stated if they would want to expand to the west there would be a set back for the property line. Mike suggested making it possibly one parcel or moving the lot line.



WINFIELD PLAN COMMISSION

MEETING MINUTES

DECEMBER 7, 2021 @ 6:00PM

Hannah also said she is interested in possibly obtaining a wine/beer license. Nick stated it would have to be zoned C-3 to serve alcohol. Joe Gacsy said if they go to C-3 it is not conducive to residential. Nick agreed and overall, they said they could figure something out.

4. Discussion Item: Proposed Project: Thieneman Development, Wyndance Springs

Shannon Thieneman with Thieneman Development presented the plans for Wyndance Springs and added this is the last phase of Wyndance with only four vacant lots left. She presented the land plan and gave some background on Wyndance. On the original layout, the road was on the outside of the subdivision. Arden Johnson with Thieneman Construction added this layout allows for the light pollution to stay inside the development. They put in a central pond with two drainages that helped condensed the property and make it more usable. Arden explained the duplexes breaks up the symmetry of the buildings rather than just one solid structure.

Shannon said there are 48 units in the new design. She explained she has been incorporating the comments from the last meeting and creating a new design. Arden said the fronts have stayed the same to some degree with the same materials. Shannon said like the Wyndance villas and single-family homes, they will all be various colors. She said the back of the structures will look like a front of a house. On the ranch model, the floor plan includes 2 bedrooms, living room, dining room, kitchen, mud room, and two car garage. They will include granite countertops and taller cabinetry. The ranch is 1553 square feet compared to the villas that are 1728 square feet. In both layouts the master bedroom is on the main floor which Shannon noted is a huge selling point.

When they started their villas, Ken Thieneman explained they started at \$180,000-\$190,000 and the base price at \$255,000 with many being build with upgrades over \$300,000. When they are looking at the demographics of what's been selling with half duplex's vs two story town homes the average sale price of townhomes in Crown Point/Winfield last year was \$223,000. The average sale of half duplexes was \$280,000. Ken explained they are looking for a higher-level product that will not be as dense as the townhome product. He said they are not looking to get into competition with the cheapest product but instead are looking to provide a nicer product. Shannon also added they wanted something that fits into the product they already sold and is currently selling in Wyndance. The sale price will be upper \$200,000 lower \$300,000. Shannon said the single-family homes are very comparable to the duplexes.

Gerald asked the size of the 1.5 story units and Shannon said 1870 square feet. There will be 20 1.5 stories and 28 ranches per Ken. He said as you enter through the main entrance, the single stories will be along the entrance road and the two stories will be on the east side. Dave Anderson asked what will face 109th and Ken said it will be the ranches and the 1.5 stories. Dave suggested to put the single stories, so it matches 109th and the 1.5 stories more towards the south.

Dave asked if there would be fences allowed as the quads do not have them. Ken replied no. Dave said if there are no fences allowed then to put landscaping between the two back doors for the ranches.



WINFIELD PLAN COMMISSION

MEETING MINUTES

DECEMBER 7, 2021 @ 6:00PM

Shannon showed the garages are bumped out on the duplexes. As far as the columns, they are 8x8 at minimum, but are usually 10x10.

Mark Nelson was concerned about the patios being too close to the neighbors on the 1.5 stories.

Gerald said 1553 square feet seemed light. He explained they are trying to get assessed valuations higher and they are not accepting anything under 1600. Additionally, he stated he doesn't want them all to look the same. Gerald also said he would like to see the landscaping plan.

Nick asked if there was a way to put the garages to the side of the building to allow for space between the driveways. He also asked if there was any way to add relief on the 2nd story with bump outs or sunken or gabled windows. Tim Clayton agreed with this adding the fourplexes just don't stand out. He said they would like to see some additional designs.

Nick asked if everyone was OK with the single-story design including the bump outs with stone and driveways everyone agreed.

Gerald suggested doing a 1.5 story with a ranch and Ken said it might work. Shannon said that plan might not be symmetrical.

Joe Gacsy asked if they could put a gable and cover the whole garage to make the two outside ones look like dormers. As far as the back, Joe suggested putting a single door between the bathtub and then start the patio to the right/left of that. This way would allow separation between neighbors.

Shannon said she will work on additional designs and then send them to Nick. They agreed to finalize the designs via email.

STAFF/ATTORNEY REPORT: Nick stated they have a TAC meeting on December 21st.

With no further business before the Commission, Dave Anderson made a motion to adjourn, seconded by Gerald Stiener, passed by voice vote 7-0.

ADJOURNMENT: 7:50 PM

Attest:

Plan Commission Secretary

Plan Commission President

Transcriber: Haley Crnarich