



WINFIELD PLAN COMMISSION MEETING MINUTES JANUARY 14, 2021 @ 6:00PM

The Winfield Plan Commission held a meeting on Thursday, January 14, 2021 at the Winfield Town Hall at approximately 6:00 p.m. Those present: Tim Clayton, Mark Nelson, Dave Anderson, Joe Gacsy, Tony Clark, Jim Hajek and Gerry Stiener. Also present: Town Administrator Nick Bellar; Town Attorney, Ryan Deutmeyer; and Mike Duffy, Town Engineer.

ORGANIZATIONAL SESSION:

Appointment of:

President – Tim Clayton

Tony Clark made motion to appoint Tim Clayton for President Dave Anderson 2nd All In Favor

Vice President – Mark Nelson

Dave Anderson made motion to appoint Mark Nelson for Vice President Jim Hajek 2nd All In Favor

Secretary – Dave Anderson

Tony Clark made motion to appoint Dave Anderson for Secretary Mark Nelson 2nd All In Favor

Attorney – Austgen Kuiper Jasaitis (Ryan Deutmeyer)

Jim Hajek made motion to retain current staff of Austgen Kuiper Jasaitis for Attorney Tony Clark 2nd All In Favor

Town Engineer – Michael Duffy

Dave Anderson made motion to retain town engineer DLZ Michael Duffy Tony Clark 2nd All In Favor

Representative to BZA – Jim Hajek

Dave Anderson made motion to appoint Jim Hajek as Representative to BZA Tony Clark 2nd All In Favor

MINUTES: December 3, 2020 Study Session, December 10, 2020

Dave Anderson made the motion to approve the minutes from December 3, 2020 and the Study Session from December 10, 2020. Mark Nelson seconded the motion. The motion carried with all in favor 7-0.

OLD BUSINESS:

1. Recommendation to the Town Council: Performance Bond release and Maintenance Bond amount for Wyndance Phase 3

Nick reported that developer Ken Thieneman installed the park. Nick Bellar and Jim Hajek said it looks good. Nick said one thing is that they did run out of time for the asphalt path before all the asphalt plants closed down for winter. Ken is willing to put in writing that he will put the asphalt path in the spring when the plants reopen and get weather that allows to pave. Mike Duffy has rough estimate of how much to finish which is around \$9,000-\$10,000. Ken is looking to get out of his Performance Bond and go into a Maintenance Bond. Dave is asking as part of it that he has to put in writing that the asphalt needs to be put in by May 1st. Mike Duffy doesn't want ground destroyed to put path in. Everyone agrees that by June 1, 2021 the path needs to be completed.

Dave Anderson made a motion that Wyndance goes from a Performance Bond to a Maintenance Bond for Wyndance Phase 3 with a condition that they have the asphalt path in for the park by June 1, 2021. Attorney Ryan Deutmeyer also is suggesting another condition as Nick has indicated that the commitment gets put in writing. Dave Anderson said yes and to put commitment in writing and made amendment to his motion, and to release the Performance Bond and establish a Maintenance Bond in the amount of \$143,016.45. Jim Hajek seconded the motion, the motion carried 7-0.

NEW BUSINESS:**1. Request for Public Hearing****Docket PC 2020-13 – Zone Change – AG to R-1****Owner:** Tom Salkovski**Petitioner:** Tom Salkovski**Vicinity:** 11089 State Street**Request:** Zone Change AG to R-1

Dan Feltman from Meca Engineering is here to represent Tom Salkovski. He handed out a primary plat of a 2 Lot Subdivision. Right now, it's zoned all AG and requesting to turn Lot 1 into R1 Zoning with remaining balance to AG. Nick stated they are pursuing a waiver for frontage on Lot 2 with that information also included in your packet. Dan said they already went through a TAC meeting and several comments have been addressed on the plat. Nick asked Mike Duffy if potential septic locations for Lot 2 need to be shown. Mike stated that would be based on what comes up with the soil boring locations. Dan was hoping that the soil boring would be done prior to the public hearing. If they get the approval to move on soil solutions will analyze where the septic system will go. Mike Duffy they would have to show soil borings on the primary plat and have to be on record that the Health Department has looked at it. Nick asked if the Lake County Drainage Board has looked at this. Dan Feltman answered no. Nick said this topic was brought up during the TAC meeting, but the group was not sure if this was going to be an issue because the water does go away from Graper Ditch. Nick said he does know just from other public hearings they've had in this area of town, that some of the same people will be caught in this public notice and will probably attend the meeting and have concerns regarding flooding so you will have to be ready to address that. Mike Duffy said the thinks that Dan should still reach out to Dan Gossman at the Lake County Drainage Board. Dave Anderson said as he understands it, they just want to take the house and make that R1 and the field part as he will call it be AG and just soccer fields. Nick said there is a separate petition being proposed to the BZA for a Variance from Use for a soccer field use for the back piece. Per Dan, the house will remain and be on Lot 1 with a change to R-1 zoning and Lot 2 is proposed to remain AG. They show a driveway and a mock house that might go back there. Nick said their intention is to probably not build a house here but they still need to show it buildable. Mike Duffy said that's why they are still going through the soil borings and septic location because once the lot is created, a Single Family Home use on AG is permitted. Mike Duffy said they had asked them to look at existing runoff on the undeveloped property, and look at what the improvement would add so that there wouldn't be an increase in stormwater run off created. A small retention pond is shown to handle the proposed house. Gerry Stiner says he sees an elevation of 709 on the East side and an elevation of 702 on the West side so how does it go uphill? Mike Duffy said at the back of the property they are actually putting in storm infrastructure to take it out. A small pond is on Lot 2, and Lot 1 will remain as it is. Gerry confirmed the water will still run to the West and small portion to the East. Dan said half goes East rest goes to the retention pond. Gerry said that's via a 10-foot easement property not owned by Tom. Ryan Deutmeyer said it will require to have a recorded easement. Dan said they have already established the line and easement, and they know the existing lot needs storm sewer on it. Gerry said he also noticed on the North side a 30-foot right of way dedicated is there an intent here to service the soccer fields with traffic? Dan answered no, the thoroughfare plan shows that. At the TAC meeting it was requested that he show a 30-foot dedication right of way off the one property line and also shows a 40-foot off center of State Street per the thoroughfare plan. Mike Duffy said that a main focus of the TAC group was the access on State Street as opposed to the one on the North. Per Nick, 60-foot is what the thoroughfare plan calls for at that access. Gerry questioned so knowing that if 109th & State Street LLC intends to develop that property and part of their plan at one time was to show a road coming through there we only have 30-feet of that and getting the other 30-feet is unlikely to happen. How do they address that if it becomes a thoroughfare? Gerry sees soccer people using it whether they say so or not, and improvements may be needed on State St. Gerry knows it's just a driveway but doesn't see it staying like that. Nick asked if we need improvements on State Street or additional improvements on 109th which is the current entrance. Traffic does back up westbound on 109th when they are trying to turn into the soccer fields because there is no passing blister there. Gerry said now we are talking about different property owners and asking him to do improvements off site the is not property he owns and it's not his problem. Nick said but he is creating the impact and its public right of way. Gerry thinks more in tune with State Street because that is Tom's property but is concerned that all the soccer people will be coming out of that driveway. Gerry doesn't know how you would address that but that is his concern. Other commission members are also concerned with that issue. Mike Duffy suggests making the whole thing the 60-foot of right away and to put the right away through property. By doing that it would put it right up against edge of the existing septic. Total width of right away on State Street for Lot 2 is 60-feet total and of this 60-feet they are going to dedicate 30-feet along the Northern property line. Mike Duffy said what they are showing is the frontage for Lot 2 is 60-feet wide on State Street they were going to dedicate the North 30-feet of that all the way back to the soccer fields. Mike Duffy suggestion is to dedicate the 60-foot right away all the way back. Gerry is concerned there is no passing blister on State Street so how do we prohibit soccer traffic? Dan's understanding is that it's just for a driveway. Nick said to keep in mind there is additional process with the soccer field that has to go through the BZA and the Town Council ultimately for the Use. Ryan Deutmeyer said at that time the town could

put restrictions on it as a reasonable condition. The understanding for the condition would be not to allow traffic to go through there or to make the improvements so that traffic could flow through there. Dave Anderson said he would go even further as having a physical barrier. Gerry said he doesn't even care if they use it but improvements need to be made to State Street because you'll have an intersection with a lot of cars coming out of it at one time. Mike Duffy stated that once it becomes public right of way and people using it that becomes a different dynamic for the Town. Gerry says once it comes to the use variance for soccer fields someone is going to have to address how traffic is going to flow through there or not flow through there or the use will not get approved. Mike Duffy said another thing that was not brought up in TAC is that the driveway on Lot 2 should probably not be on the right of way that is being dedicated to the Town. Dan stated that it is already in and was part as a separate project. Gerry asked that if allow and take the 60-foot right away and it's a driveway does the Town have obligations to approve it? Ryan Deutmeyer said it would seem to hinge on what they would decide to do with the use variance. Gerry said if it's a gravel road that we now have to maintain he doesn't want it. Dave Anderson stated that once you have a public hearing it doesn't mean something will be getting approved. Gerry made a motion to set this for Public Hearing Docket PC 2020-13 – Zone Change – AG to R-1. Gerry doesn't want any public right away there; it's got to go away, Dave Anderson second the motion, the motion carried 7-0.

2. Request for Public Hearing

Docket PC 2020-14 – Primary Plat Approval – Shalk Acres – 2 Lot Subdivide

Owner: Tom Salkovski

Petitioner: Tom Salkovski

Vicinity: 11089 State Street

Request: Primary Plat Approval of 2 Lot Subdivision with Waiver

Gerry made a motion to set this for Public Hearing Docket 2020-14 – Primary Plot Approval – Shalk Acres – 2 Lot Subdivide with same comments on the right of way, Dave Anderson second the motion, the motion carried 7-0

Mike Duffy told Dan to make sure they got the soil information to them well in advanced before the hearing.

3. Request for Public Hearing

Docket PC 2020-15 – Zone Change – AG to PDR – Clover Grove

Owner: Mary Jo Dykhuis

Petitioner: Olthof Homes, LLC

Vicinity: 11800 Randolph Street

Request: Zone Change – AG to PDR for 81 Lot Subdivision

Chip Krusemark with Olthof Homes came before the Commission in October and has made some changes to the project known as Clover Grove, which is located on the Southwest Corner of Randolph and 117th Avenue. The site is 34 acres; it originally contained 84 Lots but now contains 81 Lots. It has 57 single family and 24 villas this site has been modified a few times. Most recently what they have done was added additional trails to enhance the connectivity. They have added about another 1,400 feet of trails. They now have bike paths on the external portions of the. They submitted the engineering in the middle of November and filed in December for the TAC meeting with no major concerns of the engineering. He comes here tonight to be put on for Public Hearing in February. Nick had a couple of notes. On the landscape plan when trees get planted it's at 2 1/2 inches in diameter at 4 1/2 feet tall. Nick would like to see some kind of berming incorporated with the trees along 117th and Randolph. Chip is just concerned with the bike path and asked if berms would be on the right away side or along property side? Nick answered along the property side. Dave Anderson would like to see the latest elevations of the house plans. There was one house that Dave is concerned on which is the 3,000 sq ft home with the side of all vinyl siding. Per Gerry and Nick this would get attached to the PUD with the drawings. Chip is concerned with the PUD because you don't want to open it back up because they are very specific and if a year and half later, they want to make a change on the plan it could be a problem. Ryan Deutmeyer said that the contract can be written to permit minor changes subject to approval by Nick or other town staff. Jim Hajek is asking if the community lighting will be coach lighting on each residential lot? Chip thinks that it was going to be more street lighting. Commission members are not in favor of street lighting. Chip said they would be happy to meet whatever standards are required. Nick said where you have your residential butting up against the back of the Ace Hardware property our code does require an 8-foot-tall solid fence so that would need to be incorporated. Mark noted that it looks like exercise equipment was going in and asked if any play ground equipment would also go in? Chip said they originally didn't think to have playground equipment since the Randolph Street Park is so close but they could, but have grown more passionate about the current plan. Nick also needs more details on the monument entrance signage locations. He has the concept he just needs the dimensions and whatever landscaping. Per Nick they are 0.7 acres short overall on park land dedication on this development after all the calculation is done. Additionally, the pedestrian path on

Randolph St, the plan calls for an 8-foot path to be installed. The Town has received a grant from NIRPC for construction of that path. We would ask for some kind of credit or amenity in lieu of the path. The Town will need the right of way dedicated from the developer right away that way they can do the path through there. Nick also stated that we require concrete driveways for these proposed lengths. One issue that is still remaining is our new standard on corner lots all sides that face the street have to have bump outs and a variation roof line. There are at least 10 corner lots. After discussion of the corner lots the Commission would like to have Olthof take out the bay window and possibly bring down the gable treatment and dress the outside up with masonry, landscaping, and add windows if possible. Dave Anderson made a motion to set this for Public Hearing Docket PC 2020-15 Zone Change AG to PDR – Clover Grove, Gerry Stiener seconded the motion, the motion carried 7-0. It is additionally discussed that the path that would have been on Randolph Street can be installed on the north side of Ace Hardware.

4. Request for Public Hearing

Docket PC 2020-16 – Primary Plat Approval – Glover Grove

Owner: Mary Jo Dykhuis

Petitioner: Olthof Homes, LLC

Vicinity: 11800 Randolph Street

Request: Primary Plat Approval for 81 Lot Subdivision

Dave Anderson made a motion to set this for Public Hearing Docket PC 2020-16 – Primary Plat Approval – Glover Grove, Gerry Stiener second the motion, the motion carried 7-0.

5. Discussion Item

New Residential Development

Gerry Stiener excused himself from the meeting. Todd Kleven from Lennar Homes brings a concept plan for a 218-acre new development from 109th Avenue to 117th Avenue. Lennar will immediately contribute \$500,000.00 to put toward the 109th improvements and there will also be an impact donation of \$1,000.00 per home. This will give the Town a total of 1.1 million dollars to put toward the 109th project. The subdivision will start South to North and include a pool and splash pad to the South side. In addition, there will be 60 acres of open space. The subdivision will include 316 single family homes which has increased 17 from the last time, 132 cottage homes and 145 townhomes. The prices will range for single family starting out at \$384,000.00, cottage homes at \$298,000.00 and the townhomes at \$258,000.00. Dave Anderson likes the land plan but would like to see the townhomes more dressed up. After much discussion on dressing the townhomes up, Todd will put sketches in place within two weeks for the Commission to review. The pool house area will be in the first phase of the subdivision and the tree silo will stay as is. Discussion on having the two entrances on 109th has brought concern to some Commission members. Review of a completed traffic study will assist in that discussion.

6. Public Hearing and Recommendation to the Town Council

Park Impact Fee Re-Establishment Ordinance

Taghi Arshami with the Arsh Group was here to give an update of the Park Impact Fee. He wanted to thank those who helped as follows: Nick Bellar, Rick Anderson, and Michael Duffy. Upon completion of the study with the Impact Fee Review Committee, the new fee will be \$946.47 and once this is approved it will take 6 months for the new fee to go in effect. Taghi was very surprised on how much development that has gone on with not enough subdivisions going in to comply with the demand. The new rate is based on unit of housing and will all have the same fee of the \$946.47. Tony Clark made a motion to approve Plan Commission Resolution 2021-01 and make a favorable recommendation to the Town Council to approve a new Park Impact Fee of \$946.47, Jim Hajek second the motion, the motion carried 6-0; Gerry Stiener excused himself from the meeting prior to this vote.

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 6-0.

ADJOURNMENT: 7:46 pm

Attest:

Plan Commission President

Transcriber: Dawn Petersen

Plan Commission Secretary