

# WINFIELD PLAN COMMISSION

## MEETING AGENDA

**FEBRUARY 09, 2023 @ 6:00PM**

10645 Randolph Street Phone: (219) 662-2665  
Winfield, IN 46307 Fax: (219) 663-2431  
www.winfield.in.gov



Call to Order: \_\_\_\_\_pm

Pledge of Allegiance

Roll Call:

\_\_\_ Jon Derwinski, President  
\_\_\_ Mark Nelson, Vice-President  
\_\_\_ Dave Anderson, Secretary  
\_\_\_ Tim Clayton  
\_\_\_ Joe Gacsy  
\_\_\_ Jim Hajek  
\_\_\_

\_\_\_ Michael Duffy, DLZ – Town Engineer  
\_\_\_ Ryan Deutmeyer, Austgen Kuiper Jasaitis P.C. – Town Attorney  
\_\_\_ Nick Bellar – Town Administrator

**MINUTES:**      **January 12, 2023**

### **OLD BUSINESS**

#### **1. Public Hearing**

##### **Docket PC 2022-16 – Zone Change – Winfield Commons – AG to C-3**

Owner: Winfield Commons LLC, Lois S. Dockweiler  
Petitioner: DVG Team, Inc.  
Vicinity: 7909 E. 109<sup>th</sup> Ave.  
Request: Zone Change – AG to C-3

#### **2. Public Hearing**

##### **Docket PC 2022-15 – Primary Plat Approval – Winfield Commons – 6 lot subdivide**

Owner: Winfield Commons LLC, Lois S. Dockweiler  
Petitioner: DVG Team, Inc.  
Vicinity: 7909 E. 109<sup>th</sup> Ave.  
Request: Approval of 6 lot subdivide with Waivers for frontage on Lots 3 and 4

#### **3. Public Hearing**

##### **Docket PC 2022-19 – Primary Plat Approval – Lifewell Church – 2 lot re-subdivide**

Owner: The Solomon Foundation  
Petitioner: Lifewell Church, DVG Team, Inc.  
Vicinity: 7037 E. 117<sup>th</sup> Ave.  
Request: Approval of a re-subdivide of 2 lots

#### **4. Request for Approval**

##### **Docket PC 2022-16 – Commercial Development Plan – Lifewell Church Addition**

Owner: The Solomon Foundation  
Petitioner: Lifewell Church, DVG Team, Inc.  
Vicinity: 7037 E. 117<sup>th</sup> Ave.  
Request: Approval of site improvements and building addition.

#### **5. Public Hearing**

##### **Docket PC 2022-17 – Zone Change- Wyndance Springs – PDR to PDR**

Owner: Wyndance, LLC  
Petitioner: Thieneman Homes, Inc.  
Vicinity: 5509 E. 109<sup>th</sup> Ave.  
Request: Zone Change PDR to PDR for quad-plex construction.

POSTED: 02/02/23 at 2:00pm

**6. Public Hearing**

**Docket PC 2022-18 – Primary Plat Approval – Wyndance Springs – 48 dwelling units**

Owner: Wyndance, LLC

Petitioner: Thieneman Homes, Inc.

Vicinity: 5509 E. 109<sup>th</sup> Ave.

Request: Primary Plat Approval – 48 dwelling units

**NEW BUSINESS**

**STAFF/ATTORNEY REPORT**

**ADJOURNMENT:** Time: \_\_\_\_\_