



WINFIELD PLAN COMMISSION

MEETING MINUTES

NOVEMBER 10, 2022 @ 6:00PM

Pledge of Allegiance was recited.

The Winfield Plan Commission held a meeting on Thursday, November 10, 2022, at the Winfield Town Hall at 6:02 pm. Those present: Tim Clayton, Mark Nelson, Dave Anderson, Jim Hajek and Gerry Stiener. Also present: Town Engineer Mike Duffy and Shaun Finney; Attorney Ryan Deutmeyer and Town Administrator Nick Bellar. Not present Joe Gacsy.

MINUTES TO BE APPROVED:

Tim Clayton entertained a motion to accept the Minutes to be approved. Dave Anderson made a motion to accept the minutes from October 13, 2022. Jim Hajek seconded the motion. All were in favor. The motion carried 5-0.

OLD BUSINESS:

None

NEW BUSINESS:

1. Docket PC 2022-12 – Primary Plat Approval – Jolakoski Estates – 2 lot subdivide

Nikolce (Nik) Jolakoski , Requested a 2 lot subdivide with waiver for frontage. Requested common drive to be separated. With access for Nikolce (Nic) Jolakoski's property to be separated from the common drive. Second lot will have its own drive, currently 2nd lot does not have access to Arizona Street. Drives will end up being 30' to 40' apart. Lot 2 would need to be re-zoned from AG to R1. Current access to the common road will need to be terminated. Gerry Stiener suggested that easement be vacated on Nikolce Jolakoski's lot. Create a no access easement up to the building line from the east property line, and then vacate access to the common drive. File appropriate documents for the prescriptive easement. Nikolce (Nik) Jolakoski will provide title work to see if the existing easement as shown on the plat is properly documented. The council requested that Nikolce (Nik) Jolakoski email the paperwork to Nick Bellar and Mike Duffy. Tim Clayton made a motion to authorize Docket PC 2022-12 – Primary Plat Approval – Jolakoski Estates-2 lot subdivide for a Public Hearing. Mark Nelson seconded the motion. All were in favor. Motion carried 5-0.

2. Docket PC 2022-12 – Zone Change – Jolakoski Estates – AG – R-1

Dave Anderson made a motion to authorize this docket for a public hearing. Mark Nelson seconded the motion. All were in favor. Motion carried 5-0.

3. Modifications to Super Wash at 10720 Randolph Street.

Atta Musleh and Yasmin Musleh requested modifications to exterior of building to add dryers to the back of the wash bays. They became new owners of Super Wash on July 1st and are requesting the modifications to improve Super Wash. Dave Anderson and Michael Duffy



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requested decibel documentation of the three 10 horsepower motors combined as it may not be equal to the decibels of one 30 horsepower motor, as presented in the submitted documentation. Michael Duffy also requested additional decibel documentation clarifying the decibel levels with plastic housing and decibel levels with aluminum housing. Dave Anderson asked if the Kiosks could be programmed to shut the dryers off during the evening and night. It was shared by Atta Musleh that the kiosk could be programmed to turn the dryer option off at 9:00pm. Tim Clayton requested that the dryers be placed inside the building. But that was determined by the building design not to be an option. Dave Anderson requested that a landscape upgrade to be made, creating a noise barrier between the car wash and homes behind. With tall plantings (shrubs or bushes) or a taller fence. Atta Musleh and Yasmin Musleh shared that the landscaping could be done with their planned improvements of blacktopping and a pet wash coming in 2023. Dave Anderson asked how to mitigate noise. Dave Anderson made a motion to request additional plan information for Modifications to Super Wash at 10720 Randolph Street. Included lowest noise possible, hours of dryer operation ending at 9:00pm and creating a noise barrier between the car wash and homes behind along with a noise mitigation plan, noise decibel documentation including technical details about decibels for three 10 horsepower blowers fixed combined. Atta Musleh and or Yasmin Musleh should email the requested documents and information to Nick Bellar. Nick will forward documents and information to the Commission. Tim Clayton seconded the motion. All were in favor. Motion carried 5-0.

STAFF/ATTORNEY REPORT

None

With no further business before the Commission Tim Clayton made a motion to adjourn the meeting, which was seconded by Dave Anderson. All were in favor. Motion carried 5-0

ADJOURNMENT: 6:40 PM

Attest:

Plan Commission Secretary

Plan Commission President

Transcriber: Pamela Spengler