



**WINFIELD PLAN COMMISSION**  
**MEETING MINUTES**  
DECEMBER 10, 2020 @ 6:00PM

The Winfield Plan Commission held a meeting on Thursday, December 10, 2020 at the Winfield Town Hall at approximately 6:00 p.m. Those present: Tim Clayton, Dave Anderson, Jim Hajek, Joe Gacsy, Mark Nelson and Tony Clark. Gerald Stierer was absent. Also present: Town Administrator Nick Bellar; Town Attorney, Ryan Deutmeyer; and Mike Duffy, Town Engineer.

**MINUTES: November 12, 2020**

Mark Nelson made the motion to accept the minutes from November 12, 2020. Jim Hajek seconded the motion. The motion carried with all in favor 5-0; Tony Clark abstained having not been on the Commission at that time.

**OLD BUSINESS:**

- 1. Public Hearing and Recommendation to the Town Council  
Docket PC 2020-11 – Re-Amended Final Detail Plan Lot 105 and Lot 104 Doubletree Lakes Estates Phase 12 and 13.**  
**Owner: Thomas and Sherry Hillard**  
**Petitioner: Thomas and Sherry Hillard**  
**Vicinity: 9045 Doubletree Dr. N.**  
**Request: Approval of combining Lots 105 and 104 in Doubletree Lake Estates into one Lot.**

Nick Bellar stated the petitioners want to make two lots into one lot, the HOA has signed off on that. The engineer for the project was present to note there are no easements that run in between the two properties and they are using the same grading and drainage flow on the properties. Mike Duffy stated he has also reviewed this along with the language and certificates.

Tim Clayton opened the Public Hearing at 6:04p.m. After asking three times for comments, none were made and the Public Hearing was closed.

The Commission had no further discussion. Tony Clark made the motion for a favorable recommendation to the Town Council for Docket PC 2020-11, Re-Amended Final Detail Plan Lot 105 and 104 in Doubletree Lake Estates Phase 12 and 13. Dave Anderson seconded the motion, the motion carried with all on favor 6-0. Nick Bellar noted this will be heard at the next Town Council meeting, most likely scheduled for January 12<sup>th</sup>.

**NEW BUSINESS:**

- 1. Recommendation to the Town Council: Performance Bond release and Maintenance Bond amount for Deer Creek Phase 2.**

Mike Duffy stated they have completed their performance installations; he conducted a walk through with Nick and they have since completed the punch list of remaining items. Mark Nelson made the motion to send a favorable recommendation to the Town Council to release the Performance Bond and accept the Maintenance Bond amount for Deer Creek Estates Phase 2 in the amount of \$49,143.19. Dave Anderson seconded the motion, the motion carried 5-0. Jim Hajek abstained and stated he will also abstain from item number 2 for his association with Deer Creek Estates.

- 2. Recommendation to the Town Council: Performance Bond release and Maintenance Bond amount for Deer Creek Phase 3.**

Mike Duffy stated all work is complete. Mark Nelson made the motion to send a favorable recommendation to the Town Council to release the Performance Bond and accept the Maintenance Bond for Deer Creek Phase 3 in the amount of \$139,020.21. Tony Clark seconded the motion. The motion carried 5-0, Jim Hajek abstained.

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

Nick Bellar stated he and Mike did a walk-through last year and the issue with the park was first brought up. They completed another walk-through recently and as of right now the park is only half completed. It is up to the Commission if they would like to defer or approve it with the condition that the park be completed in time for the next Town Council meeting. Mike Duffy said they did finish the concrete work but the park equipment was only just delivered recently. Nick stated he talked to Ken Thieneman and was informed they are still waiting on a few pieces that are on back order. Dave Anderson made the motion to defer this item. Joe Gacsy seconded the motion, the motion carried with all in favor 6-0.

### **4. Discussion Item: New residential development.**

Doug Ehens with Providence Developers presented the proposal for a new development, Grand Ridge, which is located north of 109<sup>th</sup> Ave. on the east side of Grand Blvd. This development will tie into Doubletree West at 104<sup>th</sup> Pl. and have two main entrances off of Grand Blvd. They will be dedicating 40 feet of right of way on the east side of Grand and will also have stub streets to the south and north. Doug explained they will be working with the Town on how they will be tying into the sewer system with a lift station added to the development that will connect to the Country Meadows station. They have been in contact with Indiana American Water on connecting to water off of 104<sup>th</sup>. The development will contain retention ponds for storm water runoff. They are proposing 130 single family lots with 80 foot wide lot sizes similar to what is in Providence at Stonegate. They are also proposing an age targeted neighborhood with smaller lots and a maintenance free community. Those lots will be 60 feet wide and the roads will also remain private so they will not be an additional burden on the town. They will still include language on the plat for the town to still be able to access the area for utilities. There will also be a large path system that is just about a mile long and a park on the south side of the development. Doug then went through the renderings of the proposed various elevations will they will offer. These are all new elevations for Providence with options of new siding and masonry elements. They will be offering three car garages and full basements on the single family; the square footage will range from 1,700-3,000 of finished living space. The villas are 1,200-2,000 square feet and will be their variations of their ranch models. Doug then opened it up for questions from the Commission. Jim Hajek stated it did not appear that some of the elevations meet the town's new standard of 25% masonry on the front façade and minimum 12' overhanging eaves. Doug stated he is aware of the new requirements; they have not gone over the exact calculations and revisions yet. Jim would like to see updated renderings. Doug stated that will be done when they get into the final planning. Dave Anderson stated he appreciated that Doug has been working with the town on this and already taken in their concerns for this development but there are still some elements he would like to see included on this plan. Before they talked about creating more of a land buffer in between the single-family homes and the smaller villas. He would like to see a berm or something similar. He wants a neighborhood feel and does not want the streets to be like a grid like Doubletree West. He likes some of the curved roads and is happy with the curve added to 104<sup>th</sup> Ave. Dave asked Doug to talk about the park. Doug said there would be more nature landscaping along the paths, possibly a gazebo in one area that would be maintained by the HOA. The larger park would be dedicated to the town for use of anyone in the area. The lake next to the park is around 10 acres with mature trees in the area. Dave stated he would prefer if the villas started at 1,400 square feet, and he also agrees with Jim on the single family façade requirements. Overall, he did like the new styles presented and that 3 car garages are able to be put on the lots. Nick stated he looked at the land earlier today. He would like to make sure the older trees in the area are preserved. He has concerns over the dam and the neighboring property. That ownership could not be split between multiple property owners. Doug stated he anticipates Providence will end up owning the dam and it will eventually be turned over to the town. Nick stated he would want to figure out the extent of the park and he has some concerns about parking for a park of this size. With street parking not really allowed and those living on that street will not appreciate it either with the closer front yard setbacks. The cul-de-sac at the southern end is also in the area of a spillway for the lake, he is not sure how that will work out with the DNR and being able to build homes there. Dave stated the south ends need to be reworked to consider the traffic in the area and make room for a parking lot. Tim Clayton asked about the grading of the parcel. Doug stated there is a pitch to the land. Tim asked about monument signs in certain areas. Doug stated yes, there will be signs and will they be noted on the final plans once they're ready to bring them in. More discussion is had on potential parking lot areas and changes to the south end lots. Jim Hajek stated they could possibly shrink the size of the retention pond for the parking lot too. Doug stated that is a possibility, they have not run the final calculations. Dave stated the main take a way is preserving the trees and adding parking for the park.

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:** 6:51 pm

Attest:

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Plan Commission President

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Plan Commission Secretary

Transcriber: Kim Wachowski  
Administrative Assistant

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