



# WINFIELD PLAN COMMISSION

## MEETING MINUTES

JUNE 24, 2021 @ 6:00PM

The Winfield Plan Commission held a meeting on Thursday, June 24, 2021 at the Winfield Town Hall at approximately 6:00 pm. Those present: Mark Nelson, Dave Anderson, Tony Clark, Joe Gacsy, Jim Hajek, Gerry Stiener. Tim Clayton was absent. Also present: Town Administrator Nick Bellar, Town Attorney, David Austgen, Mike Duffy, Town Engineer.

### **MINUTES: June 10, 2021**

Dave Anderson made the motion to approve the minutes from June 10, 2021. Tony Clark seconded the motion. The motion carried with all in favor 6-0.

### **OLD BUSINESS:**

N/A

### **NEW BUSINESS:**

#### **1. Request for Public Hearing**

##### **Docket PC 2020-01 – Zone Change – PDR to PDR**

Owner: Christian Horizons

Petitioner: DVG Team, Inc.

Vicinity: 6685 E. 117<sup>th</sup> Avenue

Request: Zone Change – PDR to PDR – facility expansion, 358 units.

Nick Bellar stated that this is an old item with some pending items that came up in the TAC meeting back in March 2020. They are now ready to come in front of the Plan Commission. This is a significant expansion to the existing Crown Point Christian Facility.

Mark Shipley Director of Construction and Special Projects to Christian Horizons is here, and with him tonight is their Architect Jay Weingarten, and Civil Engineer Russ Pozen with DVG Team. They are here tonight on behalf of Crown Point Christian Village (Christian Horizons) requesting a public hearing for zoning change and primary plat approval to allow for expansion of the existing facility. Mark Shipley detailed that the first phase of this expansion will be the construction of a four-story addition on the South side of the existing building. This addition will have residential care (assistant living) and some memory care. After completion of this addition the plan is to move the residential care folks from the main building into this new addition and then to renovate the existing building. They have applied for and received approval from Indiana State Department of Health as well as the Fire Marshall.

Jay stated that the existing building will have a different front entrance look that will be more residential looking. The goal with this project is to make the building more contemporary, as senior living has moved more into a residential atmosphere. The addition is a four-story building with having the memory care on the lowest level. The memory care will consist of 24 units and a secured courtyard. The secured courtyard will allow for these residents to be in a safe environment. The three levels above



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that are assisted living and those are sided in a fiber cement siding. The lower levels incorporate some brick so they are tying that into the existing building. The roofing is an asphalt shingle.

Russ from DVG presented slides so that the Commission can get a feel on how everything will sit on the property. To the west on the site is an expanded detention basin. This will be more of an amenity having a deep pond with aerators. On the south side where the new addition will be they will have a new parking lot. The east side will also have a parking lot. They are bringing in 110 new parking spaces with 6 being ADA compliant. The new sanitary service will be offsite to a new regional lift station. They will propose a gravity sanitary sewer and tie into a gravity sewer that is being designed and implemented by Lennar Homes.

Phase Two will be a future development and will be expanded to the west in a triangular shape. They will have additional garden homes which are independent living.

Nick Bellar asked about entrance lighting and DVG responded that it will be the existing lighting. Dave Anderson is inquiring if the existing lighting will be adequate enough? This will remain as a pending item as they need to look into this. DVG is asking what requirements we are looking for. Dave Anderson stated that with the addition he is concerned with if more will be required. Mark explained that as of right now they have no plans to update the signage out front. Nick informed them if they do decide to update the signage that is something that will need to get reviewed. Nick stated that we will be a total of 50 feet of right of way to be dedicated. Per Russ the PDR document does have an extra 10 feet dedicated to the existing 40 feet of right of way. Gerry stated to his understanding that other users are also being connected to the sanitary system now. The existing treatment plant also has the camp and the church on it and will be decommissioned; therefore, they would have to connect to the new system. Gerry would like the 50 foot right of way from them as well. Russ from DVG can't control that property as it is owned by Solomon Foundation. Gerry requested that Russ has a conversation with them regarding needing the right of way. Mike Duffy said he doesn't recall that and road improvements would be required. Dave Anderson inquired about how many units there are. In response there are 12-15 existing units on the east side and 16 buildings for a total of 32 units. Gerry asked if the garden homes which are independent living will be owned or rented by the individual? They stated that when the resident moves it will revert back to Christian Village. The idea is not to have kids running around. There are two existing four-plexes to be demolished on the south side. Nick clarified that the garden homes are not part of the request for tonight. The traffic review did take into the account of the expansion; however, DVG can re-review it due to the subdivisions going in. DVG will resubmit a traffic study and give to the Commission and Mike Duffy for review. Dave Anderson is concerned with the memory care unit. He would like to know if they have a plan if someone gets out. This unit will be staffed 24 hours and will have a plan in place.

Jay who is the architect spoke on some of the amenities. He stated that there are walking paths, garden area, an orchard will be relocated, outdoor lawn area for movies and games and space to look at the retention area. They are creating a flat spot to create a walking path around the retention area in the



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future. The memory care residents will have their own secured courtyard so they won't be wondering the entire property.

Per Russ, DVG revised the site plans by coordinating with LOFS fire personnel. They accommodated for the fire rescue to be able to position the truck with the distance and angle to reach the top of building. Jim Hajek is asking about the elevation. Top elevation is 733 and down at the bottom of the sidewalk is 721. Jim would like this leveled out. Per Russ every piece of sidewalk that is designed is ADA accessible. They are making up the grade in the grass. Nick stated that on the initial plans there were no 8-foot path across the frontage so that needs to get added. Russ is requesting to put that in if any of the other properties build the sidewalk, they would guarantee to put that in otherwise they would like to punt that to a later date. Nick stated that we make all developers put this in. Right now, Nick is just talking about a path that goes parallel to 117<sup>th</sup>. He would not be in favor of splitting that out of the development into a separate performance bond because they have had issues with that in the past and getting developers to do improvements timely. It needs to be ½ foot inside the right of way. Per Jay the existing building is brick and the eaves are stucco they are painting the eaves and some areas that are brick between the eaves on the upper stories they are putting in a fiber cement lap siding that will be painted to match the addition. The garbage area is all enclosed with tuff vinyl that is on a concrete pad and surrounded by concrete per Russ. Nick would like additional trees to be planted in the front due to the site losing several during a water main installation project. Mike Duffy is requesting the preconstruction and postconstruction video on 117<sup>th</sup> Avenue. Mike Duffy would like DVG to review the road count again on 117<sup>th</sup> Avenue. Mike is also asking Jay if he looked at the lighting ordinance. Jay believes engineering has. Mike Duffy will need to review this. There is existing lighting and they will add lighting to the new parking lot. Mike will forward the ordinance to Russ. Gerry Stiener made motion to set for public hearing Docket PC 2020-01 Zone Change PDR to PDR. Jim Hajek 2<sup>nd</sup> the motion, all in favor 6-0. Meeting will be set for August 12, 2021 @ 6:00pm.

## 2. Request for Public Hearing

### Docket PC 2020-02 – Primary Plat Approval – 1 lot

Owner: Christian Horizons  
Petitioner: DVG Team, Inc.  
Vicinity: 6685 E. 117<sup>th</sup> Avenue  
Request: 1 lot subdivide to allow for facility expansion

Mark Nelson is asking why only 1 lot when several garden homes are being proposed? Essentially these homes are going to be leased and not privately owned by individuals. Gerry Stiener made motion to set for public hearing Docket PC 2020-02 Primary Plat Approval 1 lot on August 12, 2021. Tony Clark 2<sup>nd</sup> the motion, all in favor 6-0.



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### 3. Discussion Item: New Commercial Development

Nick stated that Mr. John Hooseline is the owner of a property in town. The property is west of Park Street. Nancy Barsic stated that it is approximately 7 acres and is zoned AG at the moment. They are looking to get this rezoned for C-2 (General Office) for use of a strip mall and to create jobs. The intent for the smaller building in front is to have a duplex professional office maybe dentist or eye doctor. In the back approximately ten commercial spaces with parking lot lights. Dave Anderson suggested trees to block residents living in Country Meadows. Nancy said they are putting in spruce trees to block the subdivision. Some of stormwater discharge is there and has buffer requirements to residential areas. Joe Gascy is asking if the large green area would later be built on. Nancy stated no there is a creek that runs through this and its mostly wetland. Mike Duffy said a traffic study will also have to be done. Mike said the sidewalk was brought up in the staff meeting that up in the front an 8-foot side walk would be required in front of the right away. They are aware that the east side of the property does have some drainage issues and advised them to work that into the grading plan. The Commission had a favorable opinion on the project.

### STAFF REPORT / ATTORNEY REPORT

N/A

With no further business before the Commission, Dave Anderson made motion to adjourn, Jim Hajek 2<sup>nd</sup> motion, passed by voice vote 6-0.

### ADJOURNMENT: 7:11 PM

Attest:

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Plan Commission Secretary

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Plan Commission President

Transcriber: Dawn Petersen  
Administrative Assistant