



WINFIELD PLAN COMMISSION

MEETING MINUTES

JULY 8, 2021 @ 6:00PM

Pledge of Allegiance was cited.

The Winfield Plan Commission held a meeting on Thursday, July 8th, 2021 at the Winfield Town Hall at 6:00 pm. Those present: Mark Nelson, Tony Clark, Joe Gacsy, Jim Hajek, Gerry Stiener, Tim Clayton. Dave Anderson was absent. Also present: Town Administrator Nick Bellar, Town Attorney Ryan Deutmeyer, and Town Engineer Mike Duffy.

OLD BUSINESS:

1. Public Hearing

Docket PC 2020-07 – Primary Plat Approval – 1 lot subdivision – Robert A. Taft Middle School

Owner: Crown Point Community School Corp.
Petitioner: Crown Point Community School Corp.
Vicinity: 12408 Gibson St.
Request: Primary Plat Approval – 1 lot subdivision

Nick Bellar stated one lot subdivide, not currently a lot, farm field essentially, request to plat the right-of-way dedications required on Gibson St., 50' and 12st Ave., 40', for 1 lot subdivision. Engineering did not have anything to add to the request for plat.

Don Torrenga, of Torrenga Engineering, representing the Crown Point Community School Corp., who introduced the panel of personnel representing the school corporation, who are requesting a public hearing for the 98 acres on 121st and Gibson for a one lot subdivision. 121st Ave. was originally a 20' right-of-way and they are dedicating an additional 20' for 40' and Gibson St. was 30' and they are dedicating an additional 20', giving 50' of right-of-way. The people on the east side of Gibson will give an additional 20', being a 100' right-of-way and the farmer on the north side of 121st Ave. would also dedicate his 20', making a total of 80'. Asking for approval of one-lot subdivision.

Tim Clayton opened the floor for Public Hearing, Docket PC 2021-07 – Primary Plat Approval, 1 lot subdivision – Robert A. Taft Middle School.

Ryan Matthis, 12113 Gibson St., stated he had two questions/statements. First, he questioned the gun laws for hunting and shooting for the safety of neighbors and children and, secondly, he received a letter from Torrenga, reviewed the letter and in during a phone call with Torrenga, he wanted to opt out, as he would send his kids to St. Marys, regardless of if he wanted this or not, eminent domain would come into play and that regardless if he gave approval or not, they would take his property. He fights every day for his property, every single day, he highly doubted Winfield community would give approval for or allow this type of behavior.

Wanda Robertson, has AG property on Decatur St. (11916) and 121st Ave., inquiring engineers on plans for road deed, as property owners own from the center of the road. On E. 121st Ave. the north side of the road it is dry and clear, however, on the south side (121st) it is wet, it is loaded with trees and would



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like to know what their proposal is. Ms. Robertson would like to show their survey and their section on Decatur St. They were told that our center of deed comes almost to "Gus Nagel" (who used to own) property west side of Decatur Street. Inquired if it would be possible. Wondered if there would be compensation to taking property. They are not objecting to the road, just seeing the best solution for both.

Patrick Govert, 6081 E. 117th Ave., received letter from Torrenga, who he then talked to on the phone, who stated that he's from Munster he could not come out and explain to him, but to measure from center of the street 60'-65' and that is what they would need room to work to bring the water from Gibson and down 117th from the school. Mr. Govert indicated he had 17 large trees that would be affected. Inquired if they were going to be ripped out/dig down and damage roots. He is far from the easement; does anyone realize how far 65' is from the middle of the road. 17 trees will be affected by this move. He stated he talked about it and basically he stated that "they would take care of everything". Inquired how do you take care of that? Inquired if someone thought about that a bit. Where they are coming to his neighbor's property, 65' will be a lot of right of way, this will be in neighbor's living room/in the house. Questioned if they needed the 65'. He did not know. He understands the water line has to go. He asked to have anyone drive by his house to look. Stated that it will assist with water problem that he has battled for 11 years since he's been in Winfield, not sure how will affect storm sewer, as he floods when it rains. Hoping that it will fix that. Questioned if they could go the other side of street where the subdivision is. He was sure they had plans, as there are a lot of trees there too. Asked for his concerns to be considered.

John Gartner, 6011 E. 117th Ave., stated 65' is to his front door. He did not think that anyone would like their house dug up or anything in your yard within 3' to front door. He stated, like his neighbor, there are areas across street. Looking for a different solution than this. Just sitting, after last Town Council meeting, developer across the street putting in acceleration and deceleration lanes after all the comments were done. The entrance to the subdivision is across from his driveway. He has a hard enough time getting out, his granddaughter to get out at 4:30-5:00 to get out on the road due to traffic.

After no further comments, the Public Hearing was closed.

Nick Bellar did not have anything further on the 1 lot subdivide.

Jim Hajek questioned the setbacks of roads and Gerald Stiener asked engineering to explain the right-of-way where they were to run sewer lines and things.

Mike Duffy, Town Engineer, explained that the developer is to obtain easements for water and sewer lines to their property. The exact route was not fully determined; it's still being looked at. This portion is about the subdivision. This meeting is for the creation of the 1 lot subdivision for the school. As far as the easements that everyone is speaking of, it is not taking of the property. They are responsible for obtaining easements, not physically 'taking' property, it is route for utility line to go through for



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easement right. There is no intention of building a road in front yards, right-of-way is in thoroughfare plan, again, not taking private property.

Gerald Steiner inquired Don Torrenga about current plan on running on Gibson St., which is a big concern.

Don Torrenga stated that the initial plan running down Gibson St. and 117th Ave. was to run in a 30' right-of-way, and ask for a 10' easement behind it. He was told, by Mr. Duffy, to check the Thoroughfare Plan, which dedicates those 50' right-of-way, in front of the gentlemen's property. The issue becomes that Indiana American Water refuses to allow the water main to be put within the right-of-way. They ask for a 10' utility easement, outside of the right-of-way, which means that they are not talking about 65' feet, talking from 50' to 60' easement that there is 10' easement in that, which the water main would have to run in. As far as the right-of-way is concerned, that is out of his purview. It was told that is what he needed to do.

Gerald Steiner stated they are going to look into running line on the east side of Gibson to tie in on south side. Don Torrenga confirmed they were looking at all options. Unfortunately, the tie-in for Indiana American Water Company is on the south side of 117th Ave. at the Christian village. So to run the water main across the street through whoever owns the property, he understands a Mr. Rietveld owns it and in process of selling it. Don Torrenga stated he doubted Indiana American Water would approve anything like that and that is why they are asking for the easement that they are objecting to and, yes, there are trees there. However, as far he (Torrenga) asking specifically for that, he is simply doing what the town has dictated that he needed to do.

Joe Gacsy inquired, of Don Torrenga, if the digging would be excavating or be directional boring or open cut, and how intrusive, due to the concern about the trees. Don Torrenga stated that it could, possibly, under the trees, be directional boring but the majority would be open cutting. Joe stated that it would have direct effect on the tree. Don stated it would depend how deep and type of trees, that yes it could.

Joe Gacsy asked if the trees fall in the 50'60' range. Don Torrenga stated it definitely does. Don stated that the one gentlemen's house is 70'-75' from center line of road. Joe stated that it was intrusive. Don stated that after it is all said-and-done they would not know the water main is there but if the roadway was widened and the entire 50' right-of-way was used, that means there would be a sidewalk that would be about 20' from front of his house and that would be the intrusive part. Don stated, that as Mike stated, that this is not in the crosshairs of the town at this point. Joe again stated that they could not determine that it would be open or directional boring or combination of both. Don then stated that majority will be open because 85-90% will go through a property that is owned by Olthof Development that will be all open cut, which is just a farm field.

Mike Duffy stated that there are no approvals yet for routing approvals. All is still open for discussion.



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Mike Duffy stated there have been issues in the past with the throughfare plan, majority east, to make some accommodations or look at different routes because of obstructions in the way. Once those plans are presented, and the best route chosen. Don Torrenga stated there may be a possibility that Indiana American Water might tell them that they can move closer to the road and, maybe, closer to 30' off the road or something. However, the issue is that they have to have a 10' dedicated easement for their water main and nothing else, no gas, no electric, no storm sewer, it has to be water and only water. Don stated that for sanitary sewer, they are open to about anything and are in the process of doing topography to determine the best route and working with Lintech to determine the best route and not sure they need to go on that side of the street. The regional lift station on that side of 117th is on the north side, so they would be crossing over at Gibson, just going straight to other side of 117th and over. Really just discussing the water main.

Mike Duffy stated that water main could be directional bored. Don Torrenga stated that for more money it could be done.

Gerald T. Steiner reiterated that this was for a one lot subdivision to create a buildable lot, not where they are to run lines or anything. This is to make the lot buildable.

Gerald T. Steiner made a motion to approve for Public Hearing for Docket 2021-07, Primary Plat Approval, 1 lot subdivision, Robert A. Taft Middle School, Crown Point Community School Corporation, at 12408 Gibson St.

Joe Gacsy seconded the motion. Gerald T. Steiner stated that this did not include where water/sewer lines are to be ran, just for the 1 lot subdivision.

All were in favor, 5-0. Note that Mark Nelson abstained from the vote.

2. Public Hearing and Recommendation to the Town Council

Docket PC 2021-08 – Zone Change – AG to PDM – Robert A. Taft Middle School

Owner: Crown Point Community School Corp.
Petitioner: Crown Point Community School Corp.
Vicinity: 12408 Gibson St.
Request: Zone Change – AG to PDM

Don Torrenga, Torrenga Engineering, again introducing school representatives, and presented to the board two packets for review. The first page is the vicinity map of the area and where the school would fall, south of 121st Ave. and west of Gibson St.

Don stated that Crown Point School Corporation looked for a new site to develop a middle school due to two reasons:



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1. Projections of future population increases. Winfield exploding in population, which produces need.
2. Students have a long travel time to attend different schools in the area, this middle school would be centrally located, reducing travel time, safety, and tracking.

Don Torrenga reviewed the parameter design page and negotiations with the town of what needs to be done in regard to traffic flow and what Crown Point Schools has agreed to do to improve traffic in the area:

- On 117th/Decatur there's a westbound turn lane added and a passing blister to not slow down traffic;
- Gibson St would have a westbound left turn lane added.
- Decatur St. is currently, roughly 18'-19' wide; would be widened from 117th Ave. to 121st Ave. to 24' wide pavement with 2' stone shoulders, both sides of the road;
- 121st Ave. from the west property line of school to Winfield western boundary, also improved to be 24' wide pavement with 2' stone shoulders, on both sides. It is currently 18'-19' wide;
- In front of the school, from approximately Decatur to Gibson St., (121st Ave.) would receive full roadway improvement. He was told, originally, to put curb on south side, pavement up to, roughly, the front face of the curb where it will eventually go on the north side, provide storm sewer stubs for the north side to eventually have that curb and have storm sewers put in, which is how they designed it. There are also accel/decel lanes at each of the intersections (2) coming into the school;
- Gibson St., southbound will have a right turn lane added to allow clear turning onto 121st Ave. and through traffic will not be interrupted;
- Gibson St., across school property, would be improved on westside. Gibson St. is a much better St., with accel/decel lanes added to that roadway.

Don then reviewed current topography with each line representing 1' of contour elevation. There will be considerable relief to the property. In general, there is a large drainage ditch, which comes north side of 121st Ave., running straight through the property. Current water drainage goes into the Niles tributary and then to the Niles Ditch. There is an existing pond, with considerable drop off from the pond to the southwest corner.

Don then reviewed the schematic drawing, given to Torrenga from Gibralter, showing the topography staying same in some areas, based on the eastern side of the property has large drainage ditch in it and pretty much nothing is being done there, as that will end up being an open area, ultimately with intentions for it to be used for cross country, things of that nature there.

South of that is an entrance road. Don then reviewed traffic flow with car and bus traffic lanes. There would be cues for different types of traffic, buses and cars for pick-up and drop-off lines.



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Don then reviewed number of utilities and the utility design/placement. Don pointed out the location of southwest and southeast detention ponds. The ponds have been designed to capture water from the site and to release it, slowly, where it will ultimately flow into the Niles tributary and Niles Ditch. Don stated that stormwater is not an issue.

Don went on to discuss the sanitary sewer. Lintech has designed a regional lift station at 117th, that will service the new Lennar subdivision and pick up all of the area, generally, in that vicinity. Lintech is also designing another regional lift station, which will go in the southeast corner of the school property. He pointed out the area to have a proposed lift station, of which that lift station will then run from there and force main the sewage north into a gravity sewer that will drain into the original/first regional station on 117th Ave. This would provide residents, in the area, the ability to connect to sanitary sewer and not be on septic fields. The school would probably ask for a recapture agreement to tap into the lines.

The second utility would be water and is currently located at Crown Point Christian Village is. The water main would run along 121st Ave. and then run a line north, to 117th Ave. to tie in to the existing water main at Christian Village. This is why they would need the easements.

Improvements to the school property were designed by Gibralter/Torrenga; main concern is safety of students (1400 full capacity) and staff (120) capacity. The area is well designed (good cueing/no traffic back-ups on Gibson or 121st Ave.); providing 690 standard-vehicle parking spaces, of which 16 are handicap accessible (with signs, ADA compliance), and 73 bus parking spaces. The layout proposes a football field, with concession stand, restrooms, and bleachers; exterior of football field will have a current, state-of-art track (with pole vault, high jump, shotput/disc, all track/field events to be fulfilled); 2 practice football fields; 5 tennis courts (lighted); bathroom and bleachers; along with soccer, softball, and baseball fields with natural grass.

Jim Thompson, of Gibraltar Design, reviewed the school design/layout. Jim explained that the exterior is timeless, attractive, zero maintenance, similar to current school in same district with attractive brick, aluminum windows, metal panels, material that are long-lasting, and cost effective/conscious. Interior areas are contained with easy, low maintenance, durable, with clean and hard surfaces, LED lighting, for energy saving.

Don Torrenga reviewed school layout packed with 2nd floor, basically nothing on this level. The school would be 'state of art' with basketball court/auditorium, a lot of money to proposed for the school and to service Winfield.

Tim Clayton opened the floor to Public Hearing for Docket PC 2021-08 – Zone Change from AG to PDM – Robert A. Taft Middle School.



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Patrick Govert, 6081 E. 117th Ave., had same concerns as stated earlier and those comments were logged into staying same (as to not repeat same). He included that he heard that it would be 'state of the art' and he will be impressed when he sees his yard restored to 'state of the art'. He also stated that Don Torrenga had stated it was 60' not the 65'.

Luella Mitsch, 4511 E. 121st Ave., stated they are all for the school, yet has a concern for rules about gun laws, they farm and have a concern of spraying/planting, will they be limited, as their farm comes up to the property line of the school, for farm/crops and affect the football fields. Has concerns and asked if the board thought about the ditch and if water will come onto their property. There is a difference between the country and city and no one maintains the ditch. They clean the ditch out that runs through their land. As it progresses, they would like to know how it will affect them. They own the property adjacent to school. They already get flooded out. There is flooding in the area due to rain; husband installs field tiles besides farming and wants to know exactly how this will affect their property. It has always been a dirt road to end and, again, what are the rules. Luella believes it is what the town needs, with all the new subdivisions and everything going in; however, as farmers, they need to know what rules will change with the school.

Ryan Matthis, 12113 Gibson St., wants horse in front of the wagon; wants a better Winfield, to know the rules, address rules of shooting. He has concerns of light pollution, speeding on Gibson, and safety of 1400 students. The Town doesn't control current speeding, as an officer himself, he feels he's controlling the speeding more than the officers. Not taking away their credibility, just expressing the need for more officers.

After no additional comments, Tim Clayton closed the Public Hearing at 6:50 p.m.

Nick Bellar stated that he has a lot covered/resolved generally, with Dion with Skillman. Currently working on the landscaping plan, reviewing street trees/bushes in the landscaping design that were missed. Trees/bushes to block headlights off parking lots and streets onto neighboring properties, similar to all other commercial properties. Details will be on the updated landscaping plan that will be submitted.

Nick stated that the development agreement was still in being reviewed by the legal team, as it was just recently received. The document was still under review by legal.

Nick noted and stated the subject came up in a previous meeting for the request of public hearing, that curb/gutter be installed on the north side of 121st, and noted during this meeting, during Don's presentation, the curb was only on the south side of 121st Ave, on the school's property, as far as their road improvement with the general reconstruction of 121st between Decatur and Gibson. Nick wanted it brought to everyone's attention. Additional notes will be reviewed with legal on the development agreement.



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Mike Duffy stated that he was working through engineering with Adam and Dion meeting on site, had a few more comments that needed to be addressed in regard to current Stormwater ordinance regarding retention stormwater run-off on site so that adjacent properties would see a benefit.

Gerald T. Steiner addressed Mike that in regard to the Mitsch's property, that they had some flooding in the past and this would alleviate this.

Mike Duffy discussed that the Town has a tight release rate, the strictest in the area, which should assist in maintain of water off collected routes to ponds. The impervious surface/low release rate/lessen run-off in field.

Tim Clayton asked Mike Duffy to address the dark sky ordinance. Nick Bellar reiterated that the fields would only be lit during athletic events that take place. Gerald T. Stiener stated that the town had an ordinance for lighting written by a former councilman as the town would like to maintain the country feel. Mike Duffy stated that the town has a restrictive ordinance (light) escaping off property, needs to be confined to site.

Mike Duffy stated that the 121st Ave. road repairs are full repair and improvement. The town has previously just completed patches. Mike stated that 121st Ave. is being fully repaired, as proposed by the school, not just in front of the school, but going west to corporate boundary of Winfield (in line with Colorado). Lake County completed repairs already from Colorado to Iowa. Don Torrenga confirmed that it was in his presentation.

Gerald T. Stiener inquired to Mike Duffy as to what the town as to be able to build roads on between Gibson and Decatur streets, on 12st Ave., as far as right-of-way. Mike stated that there is commissioner's dedication of that area, which is typically 40'.

Don Torrenga stated that Decatur Street is not centered on the section line.

Newton Robertson stated that the property owners owned center of road. Tim Clayton stated there was a legal right. Gerald T. Stiener inquired that they owned to the center of the road. Mr. Robertson stated that his deed, and Mr. Mitsch's, stated they owned to the middle of the road. Gerald T. Stiener stated that many, many, many years ago when a road was put there, Lake County required each property owner to grant a road easement. The town currently has a 40' road easement. Mr. Newton stated that he did not see it on the deed.

Mike Duffy stated that they don't impair the deeds, it goes back to the days when the county has requirement to take over the road, for maintenance, that they required you gave easement. There was a whole procedure in the 1800's, early 1900's of how this happened. Mike would be happy to share the information. Mr. Robertson asked why the deed still called it that the property owners owned to the



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center. Mike stated that it is ownership to the center of the road, but there is an easement on that portion of the property for roadway purposes.

There is a difference between ownership and easement that Mr. Robertson is trying to get across. Mike stated that yes. Ryan Duetmeyer, attorney, stated that for the record, they have inquired about that issue in condemnation procedures, and if that portion was to be taken, there would be compensation for it. Although in the many circumstances that it has been seen, the compensation is minimal.

Tim Clayton inquired if legal had anything on the parcel. Ryan Duetmeyer stated that not at this time. He understood that Attorney Zic, sent over revisions late Monday and Nick and Dave met on Tuesday, and went over some revisions. There were a few things that were being worked through as legal wasn't through all the revisions and send his comments in.

Tim Clayton asked if the board had any further comments.

Gerald T. Stiener addressed the gun laws in Winfield, approximately three years ago, was inacted. A copy could be requested to be read. Our Town Marshal involved in layout of laws with no prohibition of guns. It includes language on backstops. The school understood that Winfield has traffic issues. A primary focus of the Town has been intersections and 109th Ave., and the school came in and stepped up to the table and gave about \$3 million in road improvements; to handle buses and traffic. In addition, the school has volunteered, if during peak traffic time, to hire licensed, commissioned officers to supervise/direct traffic on "their dime" if needed.

In regard to, from the improvement of the sanitary sewer and water lines, really only affecting two property owners. The town does not have engineering on that, which is the last item that the town is waiting to get and feels it should be possible to directional bore under two properties, to be as least intrusive as possible. However, until we had engineering, the town can't say. Town stated they would try, as much as they can. They like the route on the south side vs. north side and off of Gibson, whereas there are more properties affected.

Gerald T. Stiener stated that he just received the document today, at 3:30 pm. He feels as though they are close in agreement, but before taking another step, the engineering needs to be completed with his recommendation. Gerald recommends setting another meeting, as he is not ready to make any approvals tonight, with engineering to review sanitary sewer and work through final details and give legal team time to finalize the development agreement. Gerry inquired as to how to proceed to complete this step. Ryan stated that the public hearing would be continued or to make a motion to defer, and include for the record, that the public hearing would be continued to the next meeting.

There was discussion to defer the agenda item and continue the public hearing to the next meeting.

Gerald T. Stiener recommended to defer to July 22nd, 6:00 p.m.



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Jim Hajek seconded the motion to defer to July 22nd 2021 meeting.

All were in favor, 5-0. Mark Nelson abstained.

NEW BUSINESS

1. Request for Approval

Docket PC 2021-09 – Commercial Development w/ Waiver – Anytime Fitness

Owner: 7954 E. 108th Ave. LLC

Petitioner: 7954 E. 108th Ave. LLC

Vicinity: 7954 E. 108th Ave.

Request: Commercial Development Plan approval for remodel with Waiver request

Matt Rossman of Integrated Construction Services, presented modifications to existing Evolution Fitness to Anytime Fitness. Not a lot of changes to site layout, other than to remove existing north exterior stairway (relocate to interior of building) and add five additional angled parking and add drive lane along west side of property for traffic flow and improve the dumpster corral, conforming architecturally. There are no changes to site plan.

Nick Bellar stated it was a gym-to-gym conversion, for business purposes.

Mark Nelson inquired if parking spaces were adequate. Matt stated that Anytime Fitness has low parking requirements. Anytime Fitness does not have large classes. If too many people sign up for a class, they add additional classes to accommodate fitness groups.

Jim Hajek inquired if the west drive lane encroached on the west side. Nick Bellar stated that the code allows for pavement on easements.

Mike Duffy stated that they requested Anytime Fitness to hire a civil engineer to analyze the new impervious area, to calculate with the additional run off would be for the western drive and provide a proper grading plan, as it would be adjacent with impervious land on the west side of the building. Engineering would like to be comfortable to not create any drainage issues, in Country Meadows and Doubletree West. This has yet to be completed.

Mark Nelson inquired if the property connected to Aurelio's. Matt stated that it did not, there was a 2' elevation difference.

Mike Duffy stated that engineering still needed to review the overall site plan; however, felt comfortable enough for ICS to proceed with exterior improvements.



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Nick Bellar stated that ICS has been very responsive on exterior details, landscaping, and building material (brick/stone/color) changes. Additionally, they added and enhanced the cornice at top of building.

Matt Rossman made the presentation of the exterior building changes and materials to be used. He explained that he wanted the building to contribute to a feeling of a walkable community.

There were inquiries from the board as to the garage doors, as they would be able to open and have screens that lower when open. The garage doors would rest on a sill, not be at the foundation level of building.

Nick Bellar advised the board that there was also a waiver on exterior remodel for materials and the reason for the waiver is in the application, due to a remodel and not a new building, due to the construction of the original building.

Matt Rossman advised the board of the materials to be used, a cultured stone material, and LP board to be used on the back of the structure and Nichiha product. A full masonry exterior would require the whole building to be taken down and rebuilt due to the existing block foundation.

Additional exterior changes would be awnings over windows and doors. Signage would be applied for and shouldn't require any variances and would be located over the main door. There may be a monument sign later, however, no plans for it at this time. A future sign may be applied for over the single door entrance at the side of the building for the corporate offices that are on the second floor; however, not at this time.

Joe Gacsy inquired as to garage door openings and the structural steel foundation supports. Matt Rossman addressed his concerns.

Gerald T. Stiener stated that the update to the building aesthetically looks nice.

Mike Duffy stated that he would like to check off on the last exterior improvements for the driveway (parking lot and storm sewer).

Tim Clayton entertained a motion for 2021-09, pending engineering approvals of stormwater and the parking lot.

Jim Hajek made a motion for approval of Docket PC 2021-09 – Commercial Development Plan w/ Waiver – Anytime Fitness conditioned upon engineering approval of stormwater and exterior. Mark Nelson seconded the motion. All were in favor, 6-0. None opposed.



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2. Request for Public Hearing

Docket PC 2021-10 – Zone Change – R-2 to PDR and C-2 – Estates of Wynbrook

Owner: M and M Properties, LLC

Petitioner: M and M Properties, LLC

Vicinity: 7391 E. 109th Ave.

Request: Zone Change – R-2 to PDR and C-2

Stephen Stofko, of Meca Engineering, gave a presentation of a redesign of the former Wynbrook II subdivision, which previously had primary plat approval, which expired. The new design includes a parkway with a trail around the actual stormwater area. This would include 47 lots (46 single family homes and 1 commercial lot along 109th Ave.). Requesting zone change for PDR for the residential and C-2 for the commercial lot, and then request public hearing for plat approval. Preliminary set of plans were submitted, to give idea of ultimate routings, with final set of engineering plans to be submitted to the town next week.

Nick Bellar stated that street names were addressed and inquired if trees would be saved on existing nursery parcel.

Stephen stated that yes, in a few areas, they will try to preserve trees if they are not in the way of stormwater/sewer/utilities/streets or home sites. If a tree would be in an area that can be preserved, it would be preserved.

Nick noted that an entrance light would need to be installed on 109th Ave. Stephen confirmed there would be an entrance light on 109th Ave.

Jim Hajek inquired walking path around the retention pond. Stephen stated that there would be, tying into the greater subdivision. The full set of engineering would include landscaping the plans for the park parcel as well. Nick Bellar stated that they were 8' wide paths, which is typical for recreational paths in town.

Stephen Stofko stated that the developer agreed to \$1,000 per lot for 109th Ave. improvements. The developers have agreed to this.

Nick Bellar noted they were short on parkland by .31 acres. There could be a payment-in-lieu of parkland dedication, at the Commission's discretion, at fair market value of the land. The developers have agreed to do payment-in-lieu.

Nick Bellar requested more information on proposed gazebo. Stephen stated he would have that in the development package by the next Plan Commission meeting and would include it in the PowerPoint presentation. Nick felt as the current gazebo structures that were submitted seemed a bit small for the proposed use.



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Stephen Stofko then discussed easement for the monument sign, contained within 20'x25' sign easement on lot 47 and proper setbacks from the right-of-way.

Jim Hajek inquired if there can be walking path connectivity to Stonegate Commons subdivision.

Gerald T. Stiener gave background information that the previous developer, Mr. Bobey did not want connectivity (walkway or road); therefore, Stonegate Commons was designed/approved with no connectivity points.

Nick Bellar stated there is a requirement of pedestrian walk frontage and accel/decel lanes.

Gerald Stiener inquired as to passing blister on the north side of 109th Ave.

Mike Duffy stated that there was not a right-of-way on the north side of 109th Ave. There was conversation of researching whether this was available or not with further research to be done.

Gerald T. Stiener stated that if we had the ability to install a passing blister on the north side of 109th Ave., that the developer would install the blister. Stephen Stofko stated that the full set of partners were not present. Stephen stated that they would take this under consideration and have an answer for the next meeting. Gerald T. Stiener stated that if the rights were there, they would like the option of giving what the cost is, as the town currently has plans underway in that area, and rather than having something installed and then torn out, just take the cash towards the widening 109th Ave. project. The payment in-lieu for the park requires an appraisal and approved.

Gerald T. Steiner stated that Phase II of original covenant restrictions meets/exceeds original Wynbrook.

Stephen stated that the homes would have to meet covenant requirements, all will be custom built, with minimum \$500,000 homes.

Commercial property would not have 109th Ave. access.

Sign would be located by 109th Ave., Estates of Wynbrook.

Mike Duffy had concerns of construction traffic and not to use existing Wynbrook Dr., as the town owns that road and did not want construction traffic using this road.

Mike Duffy questioned Stephen Stofko, who confirmed, that the right-of way dedication is consistent with the thoroughfare plan. The details were not mentioned in the plan.



WINFIELD PLAN COMMISSION

MEETING MINUTES

JULY 8, 2021 @ 6:00PM

Jim Hajek questioned the walking path was on property lines. There was a discussion on location, regarding safety and meeting detention requirements, as well as drainage into the ponds and not obstruct the path of water to the pond.

Joe Gacsy inquired as to if the construction would be completed in one or two phases.

Stephen Stofko addressed that it would be possibly two phases, due to infrastructure installation. Half the lots would be each phase. Natural break where the sanitary sewer is. 1st phase would possibly consist of Brookhaven Drive and the 1st cul-de-sac and natural drive out.

Tim Clayton asked if they could 'jersey block-off' (construction barrier) to Wynbrook Dr. to deflect any construction traffic from using Wynbrook Dr. and post signs as to no construction traffic. Mike Duffy agreed as to not ruin Wynbrook Dr. which the town owns and would have to repair.

Tim Clayton questioned if the pond was dry pond. Stephen Stofko stated that the pond was retention, with wet bottom. An aerator fountain at northwest portion of the pond, where it widens out and would be installed and maintained by the HOA.

Joe Gacsy inquired as to if the custom homes were designed by the developer or drawn in by outside company to custom build.

Stephen Stofko stated that the developer is going to build the home themselves, with a process currently in place for this. However, an outside architect may draw plans; however, the homes would be restricted by the developer, would have quality homes directed by the covenants. If a home was submitted, there would be examples of the stone/masonry on homes and presentation of home looks to meet restrictions.

Tim Clayton requested a motion for Docket 2021-10.

Jim Hajek made a motion to request Public Hearing for Docket PC 2021-10 – Zone Change – R-2 to PDR and C – 2 – Estates of Wynbrook. Tony Clark seconded the motion. All were in favor, 6-0. Motion passed.

3. Request for Public Hearing

Docket PC 2021-11 – Primary Plat Approval – 47 lot subdivision – Estates of Wynbrook

Owner: M and M Properties, LLC

Petitioner: M and M Properties, LLC

Vicinity: 7391 E. 109th Ave.

Request: Primary Plat Approval – 47 lot subdivision



WINFIELD PLAN COMMISSION

MEETING MINUTES

JULY 8, 2021 @ 6:00PM

Stephen Stofko made a formal request for public hearing for primary plat approval 46 single family homes and 1 commercial property, as previously discussed. All items were discussed.

Legal did not have any comments.

Engineering was yet to review final plans/development agreement. Mike re-iterated that with a PDR, once it was approved, no changes can be made. If there were any notes in the agreement in regard to a change, that would need to be eliminated.

With no further discussion, Tim Clayton made a motion for request for Public Hearing for Docket PC 2021-11.

Tony Clark made a motion for Request for Public Hearing for Docket PC 2021-11 – Primary Plat Approval – 47 lot subdivision – Estates of Wynbrook. Jim Hajek seconded the motion. All were in favor, 6-0. Motion passed.

Public Hearing will take place on August 12th, 2021 at 6:00 p.m. Stephen Stofko to send out notices. A full-set of plans to be provided, along with more details on gazebo.

STAFF REPORT / ATTORNEY REPORT

Ryan Deutmeyer announced the birth of his son, Clark, since the last meeting.

Mike Duffy informed the board that he got a new puppy.

With no further business before the Commission, Anthony Clark made motion to adjourn, Jim Hajek 2nd motion, passed by voice vote 6-0.

ADJOURNMENT: 7:57 PM

Attest:

Plan Commission Secretary

Plan Commission President

Transcriber: Tammi A. Travis
Building Administrator