



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

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

**MINUTES: August 13, 2020**

Mark Nelson made the motion to accept the minutes from August 13, 2020. Jim Hajek seconded the motion. The motion carried with all in favor 5-0.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

- 1. Public Hearing – Docket PC 2020-08 – Secondary Plat Approval – Latitude Phase 2 – 25 lots**  
**Owner: Latitude Development, LLC**  
**Petitioner: Diamond Peak Group, LLC**  
**Vicinity: 7500 E. 117<sup>th</sup> Ave.**  
**Request: Secondary Plat Approval – Latitude Phase 2**

Attorney Mark Anderson representing Latitude Development and Diamond Peak Group LLC, stated this is Phase 2 consisting of 25 lots. Construction of Phase 1 is coming along nicely; most of the phase is now sold out. They are ready to move onto Phase 2 and they will shortly move onto Phase 3 and 4 next year. He noted they have met all town requirements under their Ordinance and they are here tonight seeking approval on the secondary plat approval. Attorney Anderson provided a copy of the plat for the Commission. Nick Bellar stated he believes they changed the name of the road for this phase. Mike Duffy stated that is correct it should change to the number. Nick said it should be 116<sup>th</sup> Avenue not Newton. Attorney Anderson apologized stating he must've printed off the wrong copy. Nick noted from the TAC meeting that they are putting in a temporary hammer head turn around at the end of the street for the phase. It will just be a stone area for a fire truck to turn around. Scott Crook stated Phase 3 will start the next entrance. Nick asked if there will be 3 or 4 phases. Scott stated it will be 4 due to the way the single family homes are moving at a different pace than the cottage homes. Mike stated it was discussed at the TAC meeting the second entrance had to be open with Phase 3. Scott stated that is correct the cottage home road will direct south from 116<sup>th</sup> to connect to 117<sup>th</sup>. Nick asked about the progress on the landscaping, park and other amenities that were a part of Phase 1. Scott said that is all taking place currently. They have been working on finishing the accel/decel lanes. There has been a lot of utility work in the area. Once that is cleared out, they will be able to finish the landscaping in the front of the subdivision and area around the entrance sign. They have clean up to do around one of the check dams, once that is completed they will be able to get started on the park. Scott said the park is a part of phase 2 and he is unsure if that will be installed this fall or in the spring. Gerald Stiener asked Mike Duffy how long is a road allowed to go before they run in to having fire protection issues. Mike said they asked the Fire Department that question and that was when they decided the next Phase has to have connectivity, but they will be putting in the hammer heard turnaround. They will also have fire hydrants run all the way down. Dave Anderson stated the town recently had to place a stop work order on the subdivision because of the condition of the roads and they had to get the police involved when a foreman on site allowed work to continue after the order was placed. He does not want that to be a problem again with future phases. Attorney Anderson stated that should not happen. Scott said he spoke with Tammi Travis from the Building Department when she was over there. He informed her then he had equipment coming out that weekend to clean up the dirt. Dave just does not want the town to have red tag the subdivision again. Scott stated he does not want to have that happen again either. Dave would like them to communicate better with the town on issues like that. Dave stated he also noticed it looked like two of the same houses were being built right next to each other. He remembers the Commission stressed the anti-monotony clause in the subdivision and asked them, going forward to mix it up more. Michael Herbers, Director of Sales, was present and reviewed the photo of the houses Dave took. He explained there will be more differentiation once they are finished. They take a lot of pride in their high end finishing and the different materials they offer that usually when two of the same houses are next to each other you can't tell they are the same style by their exteriors. Dave stated he likes their product and does not doubt they use high end materials, he just does not want it to become too monotonous. Michael stated they do not want that either or to do a cookie cutter subdivision.

They want to offer enough different options and many times they offer interesting settings as well. He will usually allow the same homes next to each other when they have completely different exteriors. His sales staff helps guide their buyers to design unique homes while still keeping them cohesive for resale value. Their price points have been coming in higher than they anticipated in the upper \$300,000 low \$400,000 range for most of the houses coming through. They do not want to hurt their own sales with offering up the same thing. Gerald Stierer said they have also directed Tammi to check what type of house is going in on either side when a new permit comes in to make sure it is not too much of the same type of home. Scott stated they take a lot of pride in the homes they offer and they work a lot with their buyers to design nice homes. Mike Duffy also wanted to note they have been having delays with the utility companies in the area of the 117<sup>th</sup> and Randolph intersection, as a part of their original approval they agreed to do some grading and stone work in that subdivision but they are still waiting on Comcast to move out of the area. He does not believe they will be able to line that up with the work they are doing on their decel lanes but he does not want that work to be forgotten about. Mike said it was also mentioned in TAC the construction traffic was going to stay at the east entrance and its fine if they only keep it as stone for staging. Tim Clayton also wants to stress the importance of staying on top of their erosion control so they do not have to hear from IDEM. Scott said he has a weekly cleaning service and the road conditions should not have been allowed to get that bad to begin with. With no further discussion Gerald Stierer made the motion to approve Docket PC 2020-08, Secondary Plat Approval for Latitude Phase 2, 25 lots. Jim Hajek seconded the motion, the motion carried with all in favor 5-0.

## **2. Recommendation to the Town Council: Performance Bond amount for Latitude Phase 2**

Mike Duffy presented the Performance Bond amount of \$456,564.91; that is with the 10% contingency required by ordinance. Jim Hajek asked if the intersection work Mike was talking about was suppose be done with Phase 2. Mike stated that work was not bonded it was just a part of their agreement to help the town. Only the work on 117<sup>th</sup> in front of the subdivision was required to be completed with Phase 1. Attorney Anderson also provided draft copies of their letter of credit from Peoples Bank to Nick Bellar. Jim Hajek made a favorable recommendation to the Town Council for the Performance Bond for Latitude Phase 2 in the amount of \$456,564.91. Mark Nelson seconded the motion, the motion carried with all in favor 5-0.

### **STAFF REPORT/ATTORNEY REPORT**

Nick Bellar stated they have been working on some Town Code revisions lately and another issue has come up in regards to concerns surrounding vape shops. He would like to add some sort of additional review to this form of retail sales so the town has more of a say in where it would be allowed to be located. He is working on a establishing a definition for tobacco sales and add a new use under C-3 zoning for tobacco sales requiring it to be a special exception. That would require it to go through a Public Hearing process for approval. Currently it could come in just under retail. The Commission agreed with Nick's proposed change and discussed adding definitions on legal marijuana sales in the eventuality of Indiana legalizing it. Nick said he will work on that and add it to the other Town Code revisions up for Public Hearing. He also added in the word "model" to what they discussed for anti-monotony in the Town Code to avoid having the same home built next to each other in the future. The Public Hearing should be scheduled for October 8<sup>th</sup>.

With no further business before the Commission, Gerald Stierer made a motion to adjourn, seconded by Dave Anderson, passed by voice vote 5-0.

**ADJOURNMENT:** 6:44 pm

Attest:

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Plan Commission Secretary

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Plan Commission President

Transcriber: Kim Wachowski  
Administrative Assistant