

**WINFIELD PLAN COMMISSION
RESCHEDULED MEETING AGENDA
APRIL 11, 2023 @ 7:15PM OR IMMEDIATELY
FOLLOWING THE MEETING OF THE TOWN COUNCIL**

10645 Randolph Street Phone: (219) 662-2665
Winfield, IN 46307 Fax: (219) 663-2431
www.winfield.in.gov



Call to Order: _____pm

Pledge of Allegiance

Roll Call:

___ Jon Derwinski, President
___ Mark Nelson, Vice-President
___ Dave Anderson, Secretary
___ Tim Clayton
___ Joe Gacsy
___ Jim Hajek

___ Michael Duffy, DLZ – Town Engineer
___ Ryan Deutmeyer, Austgen Kuiper Jasaitis P.C. – Town Attorney
___ Nick Bellar – Town Administrator

MINUTES: Joint Town Council/Plan Commission February 23, 2023, Regular Meeting of March 9, 2023

OLD BUSINESS

None

NEW BUSINESS

1. **Docket PC 2023-04 – Secondary Plat Approval – Lifewell Church Phase 1 – 2 lots**
Owner: Solomon Foundation
Petitioner: Lifewell Church
Vicinity: 7037 E. 117th Ave.
Request: Approval of Secondary Plat
2. **Recommendation to the Town Council:** Performance Bond amount for Lifewell Church Phase 1
3. **Docket PC 2023-05 – Secondary Plat Approval – Aylesworth Phase 3 – 177 lots**
Owner: Lennar Homes of Indiana, Inc.
Petitioner: Lennar Homes of Indiana, Inc.
Vicinity: 5807 E. 109th Ave.
Request: Approval of Secondary Plat
4. **Recommendation to the Town Council:** Performance Bond amount for Aylesworth Phase 3.
5. **Recommendation to the Town Council:** Performance Bond amount of Aylesworth 109th Ave. Improvements.
6. **Recommendation to the Town Council:** Performance Bond amount of Aylesworth minor lift station.
7. **Docket PC 2023-03 - Secondary Plat Approval – Grand Ridge Phase 1 – 34 lots**
Owner: Grand Ridge, LLC
Petitioner: Grand Ridge, LLC
Vicinity: 10317 Grand Blvd.
Request: Approval of Secondary Plat
8. **Recommendation to the Town Council:** Performance Bond amount for Grand Ridge Phase 1.
9. **Recommendation to the Town Council:** Performance Bond reduction amount for Grand Ridge Phase 1.
10. **Recommendation to the Town Council:** Performance Bond recommendation for Grand Ridge Lift Station and offsite sanitary sewer main.

POSTED: 04/04/23 at 10:00am

11. Docket PC 2023-02 – Secondary Plat Approval – Estates of Wynbrook Phase 1 – 25 lots

Owner: M & M Properties, LLC
Petitioner: M & M Properties, LLC
Vicinity: 7391 E. 109th Ave.
Request: Approval of Secondary Plat

12. Recommendation to the Town Council: Performance Bond amount for Estates of Wynbrook Phase 1.

13. Town Code Updates:

- a. Updates to Town Code Chapter 155 Subdivision Control, regarding the regulation of flag lots:
 - i. Staff Comment
 - ii. Public Hearing and Recommendation to the Town Council
 - iii. Board Discussion

- b. Updates to Town Code Chapter 156 Zoning, regarding outdoor lighting standards:
 - i. Staff Comment
 - ii. Public Hearing and Recommendation to the Town Council
 - iii. Board Discussion

- c. Updates to Town Code Chapter 156 Zoning, regarding the regulation of hobby farms:
 - i. Staff Comment
 - ii. Public Hearing and Recommendation to the Town Council
 - iii. Board Discussion

- d. Updates to Town Code Chapter 156 Zoning, Appendix A: District Use Table:
 - i. Staff Comment
 - ii. Public Hearing and Recommendation to the Town Council
 - iii. Board Discussion

STAFF/ATTORNEY REPORT

ADJOURNMENT: Time: _____