



WINFIELD PLAN COMMISSION

MEETING MINUTES

AUGUST 11, 2022 @ 6:00PM

Pledge of Allegiance was recited.

The Winfield Plan Commission held a meeting on Thursday August 11, 2022, at the Winfield Town Hall at 6:00 pm. Those present: Mark Nelson, Dave Anderson, Joe Gacsy and Jim Hajek. Tim Clayton and Gerald Stiener were not present. Also present: Town Engineer Shaun Finney, Town Attorney Ryan Deutmeyer from Austgen Kuiper Jasaitis P.C., and Town Administrator Nick Bellar.

MINUTES TO BE APPROVED:

Mark Nelson entertained a motion to accept the Minutes to be approved. Joe Gacsy made a motion to accept the minutes from July 14, 2022. Jim Hajek seconded the motion. All were in favor. The motion carried 4-0.

OLD BUSINESS:

1. Docket PC 2022-09 – Commercial Development Plan – MODA

Owner: Hannah Hartmann
Petitioner: Hannah Hartmann
Vicinity: 7391 E. 109th Ave.
Request: Approval of Commercial Development Plan w/Waiver

Hannah Hartmann explained they are here to answer any questions about MODA's Commercial Development Plan. Nick Bellar stated that this is a request for approval on a Commercial Development Plan with a Waiver on materials on the exterior for architectural design and creativity. Our Commercial requirements are all masonry, but MODA has another design in mind. The code does allow for a waiver at the discretion of the Plan Commission.

In his final review of the final site plan, Nick noted there will be a requirement for ADA detectable ramps on the northeast corner. There is a sidewalk stub, a 5 foot walk that is being put in by the Estates of Wynbrook Developer, that will have to be connected and coordinated with MODA's developers so that work does not have to be redone or duplicated.

Nick also noted that the location of the dumpster did change from the southeast side of the building to the west side. Hannah explained the dumpster was moved so it would be closer to the back door for employees to get to it easier, and there are trees buffering it from view of the neighbors. James Knuth, MECA Engineering, stated it was also moved so that the garbage trucks would have easier access to the dumpster and could drive straight forward instead of going around the corner.

Nick stated that there will be cross access easements platted between the two separate parcels to allow crossing from one to the other.

James explained the mechanicals (air conditioner, etc.) are on the south side of the building.

Nick asked if some sort of screening could be put around them as was required.

Jim Hajek asked if there would be concrete under the dumpster, instead of asphalt, so that the wheels did not make ruts, and Hannah confirmed it would be concrete.



WINFIELD PLAN COMMISSION

MEETING MINUTES

AUGUST 11, 2022 @ 6:00PM

Nick's final comment, was that MODA would be utilizing the Estates of Wynbrook stormwater pre-treatment and pond. They are not providing any stormwater retention on site, so they will be tying in to the Estates of Wynbrook infrastructure. Joe Gascy asked if that would increase the size of the pond. James said it does not affect the size of the pond, but it will increase the high water level during the hundred year storms, but everything is still within code. Jim Hajek asked if the plan is to keep it capped off until Wynbrook's storm infrastructure is complete, and Nick replied that Wynbrook infrastructure will probably be done before this project is complete. Dave Anderson said the mass grading at Wynbrook should be done shortly, since it's not that big of a site. Nick said the landscaping and everything else is fine. Shaun Finney said they reviewed the plans and there are some minor engineering things, but nothing that will hold up the project. Joe Gascy asked what type of fence would they use and James said vinyl and Hannah said probably white, whatever will match the color scheme. Attorney Deutmeyer asked if there had been any agreement between MODA and the Estates of Wynbrook to tie in to their infrastructure. James said they have had discussions and that plans should be finalized shortly. He had spoken with Doug Ehens, construction manager for the Estates of Wynbrook, and MODA will be included in the HOA under special agreements, paying a certain fee for the use of the stormwater pond based on the size of their lot and the contribution to the pond. Hannah and Attorney Deutmeyer agreed that MODA will get something in writing showing that there is a stormwater agreement with Wynbrook in order to approve this and continue moving forward. Mark Nelson entertained a motion for the approval of Commercial Development Plan with Waiver, contingent that an agreement on storm water infrastructure use and maintenance be made with the Developers of Estates of Wynbrook and submitted to the Town. Nick also said it should include that a cross access easement be platted across the two parcels involved in the project connecting to future Macedon St, and submitted to the Town, that an ADA ramp be installed where the 8 foot walk crosses future Macedon St. and that required ADA ramps be detailed on the plans, and that exterior HVAC mechanical units be screened as required by the Town Code. Dave Anderson made a motion to Approve the Commercial Development Plan with Waiver, contingent on Stormwater Agreement with the Estates of Wynbrook and including the cross-access easement requirement, ADA ramp installation, and screening of the HVAC mechanicals. Jim Hajek seconded the motion. All were in favor. Motion carried 4-0.

NEW BUSINESS:

1. Discussion Item: Wyndance Springs

Shannon Thieneman, Thieneman Homes, and Eric Isaacs, Manhard Consulting, introduced themselves and provided several documents for review. Shannon explained that basically they are duplicating the Wyndance Villas that are on the northwest side of the development and putting them on the east side. It's the same type of building, identical product to the existing homes. The plans are for 12 buildings, which is 48 units, with the pond and all the amenities of the previous product with landscaping, benches, pergola, seating area, pond with fountain,



WINFIELD PLAN COMMISSION

MEETING MINUTES

AUGUST 11, 2022 @ 6:00PM

plenty of green space and a walking path around the pond. They've also duplicated the berm on 109th, just like it is on the west side with landscaping.

Eric Issacs said the extension of the berm is exactly the same. The pond is sized to be handled by the existing stormwater network of the whole Wyndance subdivision. They can tie-in to existing sanitary, existing storm and existing water to make a closed loop water system. Everything has been accounted for already and is sufficient for this development.

Jim Hajek commented that he would like to see the sidewalks tie-in to the south on the east side of the parkway, so that residents can get to the park, etc. to the south. Nick Bellar said they should extend the sidewalk, it's pretty far from the existing sidewalk system in Town, but the new code does require sidewalks on 109th. Eric stated the berm landscaping would be inside the public right of way, just like on the west side. Ken said it was discussed that 109th would be expanded and the berm would have to be redone. Jim Hajek asked if the trees could be pushed to the south. Ken said the bushes would be on top of the berm. Joe Gacsy asked if they should already make the berm smaller width so they wouldn't have to redo it later. Ken said they could reduce the berm height, which would still cut down the noise for residents whose patios are facing 109th. He said there is a little play to shift it south. It's an 8 foot height, with a 4 to 1 , so it's roughly 65-70 feet base to base so it's mowable.

Ken asked for clarification about the sidewalks on 109th Ave. Nick explained per the thoroughfare plan, there is 100 foot right of way across the roadway. As you head east, the sidewalk will need to tie-into the Aylesworth development. Nick asked if the northwest unit could be angled so that headlights wouldn't always be shining into their home. It was a comment Tim Clayton had forwarded to Nick. Ken said they would have to deal with functionality and working around utilities lines that are already in place. In previous issues with NIPSCO, Wyndance had to grant NIPSCO an additional 15 foot easement along the east side of the entryway. Dave Anderson suggested they offset the driveway a little and Joe Gacsy asked about turning all 3 units. Ken said they would look into shifting or turning the units, but they would take up more space north to south in that position.

Nick said he would like additional details about the landscaping and more signage and asked if they could add additional parking spaces for guests. Ken said they are probably at 25% green space, so they may be able to add a couple spots. He anticipates getting feedback from the current residents and that the pergola and pond area will be a very interesting focal point for residents to gather. Shannon asked for clarification on where the extra parking spots were wanted. David Anderson said on the north and south side of the pond so people didn't have to walk as far. Ken pointed out that there will be a walking path on both sides of the road. Nick said the next steps will be Zone change to redo the PDR (since it's assigned to the previous plan), and primary plat approval. Nick outlined a typical meeting schedule.



WINFIELD PLAN COMMISSION

MEETING MINUTES

AUGUST 11, 2022 @ 6:00PM

STAFF REPORT: None

With no further business before the Commission Dave Anderson made a motion to adjourn the meeting, which was seconded by Joe Gacsy. All were in favor. Motion carried 4-0

ADJOURNMENT: 6:36 PM

Attest:

Plan Commission Secretary

Plan Commission President

Transcriber: Monika Valente