



# WINFIELD PLAN COMMISSION

## MEETING MINUTES

SEPTEMBER 23, 2021 @ 6:00PM

Pledge of Allegiance was cited.

The Winfield Plan Commission held a meeting on Thursday, September 23rd, 2021 at the Winfield Town Hall at 6:00 pm. Those present: Mark Nelson, Tony Clark, Joe Gacsy, Jim Hajek, Dave Anderson, Tim Clayton. Gerald Stiener was absent. Also present: Town Attorney Ryan Deutmeyer from Austgen Kuiper Jasaitis P.C., Town Engineer Mike Duffy and Town Administrator Nick Bellar.

**MINUTES:** Tim Clayton entertained a motion to approve the Plan Commission meeting minutes from September 9<sup>th</sup>. Tony Clark made a motion to approve the minutes, Jim Hajek seconded the motion. The motion carried 6-0.

### **OLD BUSINESS:**

#### **1. Public Hearing and Recommendation to the Town Council**

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

Owner: MandM Properties, LLC  
Petitioner: MandM Properties, LLC  
Vicinity: 7391 E 109<sup>th</sup> Ave  
Request: Zone Change – R-2 to PDR and C-2

Petitioner Pete Metlov introduced himself as the developer and went over his history of developing high end homes in Winfield for about 20 years. He plans on building homes of \$500,000 plus in this new development.

Petitioner Steve Stofko from MECA Engineering reintroduced the project as the 46-lot subdivision located on the south side of 109<sup>th</sup> Ave. He explained they took the last 2 weeks to reconfigure the pond and park area. He presented the park layout and added they had to eliminate one of the lots to pull the pond back. There might be some minor things to address, but nothing that should affect the geometrics or layout of the subdivision. They have provided additional gazebo and park design aspects. He concluded the town should have everything that is being requested.

Nick Bellar added they will have to update the Park Land Calculation with the change on the plat.

Jim Hajek said he looked at the documents and saw that they are allowing vinyl fencing. Steve responded it is aluminum fencing. Jim added they would not want vinyl fencing on these houses so they may want to add it to the covenants.

Tim Clayton opened the Public Hearing for Docket PC 2021-10 – Zone Change R-2 to PDR and C-2 – Estates of Wynbrook at 6:08. After no public comments, Tim closed the Public Hearing at 6:08.



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Nick asked about the lots by the pond and Steve stated they did not change. Nick added the developer and town agreed to the terms pertaining the development contribution. All other commitments were laid out in the development plan.

Steve added the pond was reconfigured to separate the ditch from the pond. Due to the volume requirements and slope requirements the fence is one of the possibilities that the ordinance allows to go down to a 3:1 slide slope otherwise; they have a 6:1 slide slope. On the residential lot side and the streets in the park area they are a 6:1 side slope. On the back section, they went to a 3:1 slide slope security fence. Nick asked if it would be landscaped back there. Steve explained they are planning on putting some plantings in the corners of the pond. Mike suggested plantings that don't need to be maintained would be best. Nick requested a detail to indicate where the landscaping will be on the north side slope and what kind of plantings they will have.

Tim entertained a favorable recommendation for Docket PC 2021-10 – Zone Change – R-2 to PDR and C-2 – Estates of Wynbrook subject to development agreement and legal, engineering, staff, and board comments. Jim made a favorable recommendation for Docket PC 2021-10 – Zone Change – R-2 to PDR and C-2 Estates of Wynbrook subject to development agreement and legal, engineering, staff, and board comments. Tony seconded the motion. The motion carried 6-0.

### 2. Public Hearing

Docket PC 2021-10 – Primary Plat Approval 46 lot subdivision- Estates of Wynbrook

Owner: MandM Properties, LLC

Petitioner: MandM Properties, LLC

Vicinity: 7391 E 109<sup>th</sup> Ave

Request: Primary Plat Approval – 46 lot subdivision

Tim Clayton opened the Public Hearing for Docket PC 2021-10 – Primary Plat Approval 46 lot subdivision – Estates of Wynbrook at 6:15. After no public comments, the Public Hearing was closed at 6:15.

Mike Duffy said they will have several comments that need to be addressed although it should not affect the overall layout of the development. They will not be approved for construction until those are addressed. Mike stated he will add some minor comments to the development agreement related to the stormwater, pond configuration, and their maintenance manual to make sure there is proper language. Also, landscaping on the 3:1 slope on the north side of the pond. Mike added they are close enough to move ahead with the planning from an engineering standpoint.

Nick said Per Jim's comments about vinyl fencing, that will be cleaned up in the development agreement or just an edit in their covenants. Mike added he would want some language stating that the POA is also responsible for the fence around the pond.



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Tim entertained an approval on Docket PC 2021-10- Primary Plat Approval 46 lot subdivision – Estates of Wynbook subject to legal, engineering, and staff comments. Tony made a motion, and it was seconded by Jim. The motion carried 6-0.

### **NEW BUSINESS:**

#### **1. Discussion Item: Proposed residential development on Grand Blvd.**

Doug Ehens with Providence Real Estate Development reintroduced Grand Ridge. He explained the project has been redesigned and reviewed many times, so he is excited to bring it to the board tonight. The property sits a half a mile north of 109<sup>th</sup> on the east side of Grand Blvd. Total development is approximately 87 ½ acres. On the current land plan Doug explained they have reworked the active adult lots as well as the overall street layout. 189 units total and 134 of those standard market rate single family homes. Active adult lots (planning on being age targeted) have been increased to 65 feet and are now on standard Winfield streets as opposed to private drives. They have added open space, some pathways, and definition to the park site which comes out to about 9 acres. Down to 2.16 density.

They indicated pathways vs. sidewalks more clearly. A mile and a half of 6-foot-wide sidewalks of a mix of asphalt and concrete are being proposed. Asphalt is being proposed through the open spaces. Additionally, through all the belt ways there will be multiple gazebos and various benches and seating areas. Berming to hide the pathways from the back of the homes was also added. In the park they are now proposing a playground with a gazebo as well with a pathway.

The entrance sign will be placed at Grand Blvd at both entrances and the column sign will be on 104<sup>th</sup>. The architect hasn't changed much from the original plan. Homes will range from 2,000 to over 3,000 square feet. There will be a mix of elevations along with brick and stone. Different quantities are available with different elevations. Popular designs including vertical siding and shakes in the gables. There will be a 3-car option for all homes as well.

Doug stated that there will be fountains in the ponds that will come forth in the final plan. Nick commented on their 6-foot-wide sidewalk plan and stated the rest of the town is 8 ft so he would like it to be consistent. Nick stated generally, this plan is a lot better than the one before. He also commented on the 2 lots on the plan that were off on their own and suggested it may be better for open space.

Doug stated they are proposing for age targeted that will be maintenance free. Nick suggested making them age restricted because Providence can sell to anyone. Doug stated it will be a problem because of the amenities. Nick said it is a suggestion as subdivisions have issues with parking as these homes might be smaller, therefore less room for cars in the garage or on the road.

Jim asked who will be installing the trees along the road. Doug replied everything is per ordinance. Mike asked if they are all public roads and Doug replied yes.



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Dave Anderson agreed that the plan is better. He commented that they are wider lots of vs what is existing in Doubletree West. In terms of the land plan itself, he agreed that the 2 lots by themselves should be open space. He noted he would like to see more trees in the circle by Country Meadows and possibly restrict what homes would be there.

Mike added to get to the park from Grand is all 5-foot sidewalks and asked if it should be wider.

Nick asked if the pond is included in the plan as far as the park. Doug replied yes, the 9.9 acres include the lake area.

Tim brought up the idea of parking for the playground area. He stated he would hope residents would walk or ride their bikes, but with the surrounding developments they may want to include parking spots. Dave agreed with this statement and added there doesn't have to be many spots as they want to promote walking, biking, etc. Doug suggested a flat gutter with parking stalls on the west side of the road. Dave added 4-5 spots would be efficient.

Tim asked while looking at the path it doesn't stay on the parcel. Doug replied they will have to work out an easement. It would have to be an agreement with current owners. Nick said the other side of that park that comes back up into the proposed street (104<sup>th</sup>), more room for that path in between the 2 homes may be needed. The outlot is 20' or 25' per Doug.

John Carrol with Providence spoke on the topic of age targeted vs. age restricted. The old plan was designed for an older buyer where it would be easier to do maintenance. John stated after spending money and turning it in, he was told the board doesn't want to have that layout (many aspects of an age restricted subdivision). John stated he was told to go in a direction to get rid of those features and instead to a smaller layout and right of way. He repeated they were told to take away aspects that could make it age restricted. Again, it's not just the lot size that makes it age targeted, but the covenants that goes with it. John explained they have changed their plan completely. They have made the lot sizes bigger and reduced density.

Dave suggested eliminating the 1200 and 1400 sq ft homes and starting at 1600 to then make it age targeted. There is further discussion on age targeted vs age restricted. Dave, Jim, and Tim agreed that they are for age restricted as currently presented.

Joe Gacsy asked how many of the homes will be targeted to 1200 and 1400 sq foot. John replied and said it is certainly something they can discuss. He stated these houses are not just for single family. Jim commented saying he would like some variety in the 1200 and 1400 houses that may include changing elevation, if those were allowed in an age restricted scenario.



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Mike stated they submitted a traffic study with the old plan so that would have to be updated. The road where the sign entrance will be placed was just repaved. Mike noted he didn't think passing blisters were required but will review the study again when updated.

Dave stated the land plan is overall in good shape and now they must just work out the details. They agreed when Providence is ready, they will sit down with Nick to discuss details.

### **2. Discussion Item: Proposed residential development modification in Wyndance**

Arden Johnson with Thieneman Homes introduced Wyndance Spring's re-development. The biggest change included going from 50 units to 48 units. They have eliminated the triplex and quadplex, now everything is a duplex. They have re-routed the roadway to eliminate light pollution into the other areas. They have put a central pond in which will have a large fountain. They will continue the same standards and look that they have in Wyndance Estates. 2 stories are 1868 sq and the ranch style is 1533 sq. The 2 stories are in the back, by the Lennar property and Wyndance.

The board requested some variety in construction, so it's not just consistently duplexes. Several members noted that they like the quadplexes that were built on the other side of Fayette St.

Joe questioned if the houses will be all white like the ones that are presented, and Arden confirmed they will have a color scheme.

Overall, the board was not happy with what was presented, and advised to developer to revise their plan.

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

N/A

With no further business before the Commission, Dave Anderson made a motion to adjourn, Jim Hajek seconded the motion, passed by voice vote 6-0.

**ADJOURNMENT:** 7:17 PM

Attest:

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Plan Commission Secretary

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Plan Commission President  
Transcriber: Haley Crnarich