



**WINFIELD PLAN COMMISSION**  
**MEETING MINUTES**  
JULY 25, 2019 @ 6:00PM

The Winfield Plan Commission held a meeting on Thursday, July 25<sup>th</sup>, 2019 at the Winfield Town Hall at approximately 6:00 p.m. Those present: Tim Clayton, Dave Anderson, Jon Derwinski, and Jim Hajek. Mark Nelson, Gerald Stierer, and Joe Gacsy were absent. Also present: Town Administrator Nick Bellar; and Mike Duffy, Town Engineer.

**MINUTES: June 13, 2019**

Jon Derwinski made the motion to accept the minutes from June 13, 2019. Dave Anderson seconded the motion, the motion carried with all in favor 4-0.

**ORGANIZATIONAL MATTERS:**

**Appointment to the Board of Zoning Appeals**

Dave Anderson made the motion to appoint Jim Hajek to the Board of Zoning Appeals. Jon Derwinski seconded the motion, the motion carried will all in favor 4-0.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

- Docket PC 2019-07 – Stonegate Plat Approval – Stonegate Commons Second Resubdivision**  
**Owner: Stonegate Commons Investors, LLC**  
**Petitioner: Providence Real Estate Development**  
**Vicinity: 7800 E. 112<sup>th</sup> Ave.**  
**Request: Secondary Plat Approval – 28 Dwelling Units**

Doug Ehens with Providence Real Estate presented the plat for the Stonegate Commons second resubdivision, everything is still in compliance with the primary plat. Dave Anderson asked when the sidewalk is going in. Nick Bellar stated during the previous approval at the Plan Commission meeting regarding this development, Doug Ehens committed to putting in the frontage sidewalk for the townhomes and daycare facility along Randolph Street. In the last TAC meeting it seemed like Providence had a different understanding of the agreement and back pedaled a bit on the installation of the sidewalks. Nick reviewed the minutes and confirmed Doug did state Providence would put in the sidewalks and he noted this to Doug. Doug responded back in an email to Nick that Providence would put in the sidewalks in conjunction with Kathy Hruby, owner of the daycare facility. Nick asked Doug for clarification on that. Doug stated he spoke with Kathy Hruby and it was also her understanding that she is responsible for the sidewalk in front of her facility. Doug stated that between the two of them the sidewalks will be installed and work in compliance with what grant work is happening in the town. Nick reminded Doug the Hawk light is scheduled to be installed in September, a contractor is mobilizing starting next week for the sidewalk on the other side of the street, some stormwater work will also be taking place. Mike Duffy estimated it will take about eight weeks for that side to be installed. Dave Anderson asked for confirmation if at the end of the day the sidewalk will be completed how the town intends it to be, Doug answered yes. Dave asked when Kathy Hruby can start her construction. Nick stated she can start now; all she has to do is apply for a permit through the Building Department. Mike Duffy stated she could put in sidewalks before the facility but make sure the grading is correct for her site. The hawk light cannot be used until the sidewalks are complete. Nick wanted to make sure Doug stays in communication with Kathy on completing her portion of the sidewalk within this same time frame. Dave asked when the first unit will be up. Doug stated they hope to get the first foundation in within the next two weeks, he believes 60% of the new townhouses have already been sold. Jon Derwinski asked about when the berm would be installed. Doug stated it was intended to be built as the homes were being dug but they have run into some excess dirt they cannot use so it will be added to the berm now and the berm could end up being a bit higher than what was originally planned. Jon asked if it will be planted this year. Doug said it would at least be seeded and some shrubbery can be planted but they will wait until next year on the trees. After no further discussion Dave Anderson made the motion to approve Docket PC 2019-07 Secondary Stonegate Plat Approval for Stonegate Commons Second Resubdivision.

**2. Town Council Recommendation: Stonegate Commons Second Resubdivision Performance Bond.**

Mike Duffy stated the total recommended amount include the 10% contingency for Stonegate Commons Second Resubdivision is \$338,921.00. Dave Anderson made the motion for a favorable recommendation to the Town Council for Stonegate Commons Second Resubdivision in the amount of \$338,921.00. Jim Hajek seconded the motion, the motion carried with all in favor 4-0.

**STAFF REPORT/ATTORNEY REPORT**

No report.

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

**ADJOURNMENT:** 6:12 pm

Attest:

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Plan Commission President

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Plan Commission Secretary

Transcriber: Kim Wachowski  
Administrative Assistant

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