

Town of Griffith
Board of Zoning Appeals
May 25, 2016

The Board of Zoning Appeals meeting was called to order at 7:01 p.m. by Chairman John Mowery with members Carl Kus, Tom Wichlinski, and Ray Elbaor. Also present was Building Commissioner; Steve McDermott. Absent was Town Attorney; Brent Torrenga, Town Council Liaison; Larry Ballah, and member Eddie Gonzalez.

The minutes from the April 27, 2016 Board of Zoning Appeals meeting were approved as written.

OLD BUSINESS

Item #1 Asada Grill and Cantina, 216 S. Broad St. by Rigo A Guterrez; Public Hearing for a Special Use to allow full service outdoor dining (south side of building). Petitioner has requested a continuance to the June 22, 2016 meeting.

Mr. Kus made a motion to continue Asada Grill and Cantina, 216 S. Broad St. by Rigo Guterrez to the June 22, 2016 meeting **seconded by Mr. Wichlinski**. **All favored, motion carried.**

Item #2 Quality Auto & U-Haul, 1581 N. Cline Ave. by Nimak Oner requesting a Public Hearing for a Use Variance to allow U-Haul services in a B3 Zoning District. Petitioner is not ready for the Public Hearing but would like to speak with the Board.

Mr. Nimak Oner appeared before the Board. Mr. Oner stated he has recently applied for the Town of Griffith Business License. Mr. Mowery explained to Mr. Oner that there is a timeline that must be met to property advertise for the Public Hearing. There are also legal notices that are sent to property owners within 300' of the property as well as signage to advertise for the Public Hearing and the proof of publication. Mr. Oner apologized and stated he understood. Mr. Mowery explained that Mr. Oner will be allowed one final continuance. If the Public Hearing isn't held at the June meeting, all U-Haul vehicles must be removed the next business day following the BZA meeting. Mr. Mowery asked how many U-Haul trucks will be on site. Mr. Oner stated he now has 11. Mr. Mowery stated that the original U-Haul count was 6-7 vehicles/trailers and 11 is over the initial number specified. Mr. Churchill, U-Haul representative, stated the amount of vehicles can be limited thru the main office. Mr. Mowery explained that if the BZA grants a favorable recommendation to the Town Council it is not guaranteed the Town Council will approve the recommendation. The Town Council has the right to overrule the BZA decision. Mr. Mowery instructed Mr. Oner to contact the Building Department the next business day (5/26/16) to pick up the variance application. Mr. Oner understood.

Mr. Stan Dobosz; 303 Manor Drive stated he would like to speak regarding the Public Hearing. Mr. Mowery stated there isn't a Public Hearing at this meeting. Mr. Dobosz stated he would still like to be heard. Mr. Mowery asked Mr. Dobosz to speak during the Communications portion of the meeting. **Mr. Wichlinski made a motion** granting one final continuance to Quality Auto & U-Haul, 1581 N. Cline Ave., by Nimak Oner **seconded by Mr. Kus**. **All favored, motion carried.**

Item #3 Angel Hair Café, 142 S. Broad St. by Angela Avorio requesting permission for a Public Hearing for a Use Variance to allow outdoor dining at the rear of the building. No further communication with the petitioner.

Mrs. Horka stated she was able to contact Mrs. Avorio before the meeting. Mrs. Avorio would like a continuance to the June 22, 2016 meeting. Mrs. Avorio is still seeking NIPSCO approval for the dining

area. **Mr. Kus made a motion** to continue Angel Hair Café, 142 S Broad St. by Angela Avorio to the June 22, 2016 meeting **seconded by Mr. Wichlinski. All favored, motion carried.**

NEW BUSINESS

None.

COMMUNICATIONS

Mrs. AJ Lewis, 145 N. Rensselaer appeared before the Board representing Imagine Griffith & as a concerned resident. Mrs. Lewis stated she was prepared to speak at the Public Hearing against U-Haul. Mr. Mowery allowed Mrs. Lewis to speak before the Board. Mrs. Lewis stated the proposed U-Haul business is not at an ideal location. The proposed business (U-Haul rental) should not be considered an extended use of the current business (vehicle repair). Mr. Nemak had just recently applied for a business license (5/24/2016) but had been in business for a couple months. Mrs. Lewis does not feel that the proposed location for U-Haul rental is a good representation of the Town of Griffith.

Mr. Stan Dobosz, 303 Manor Dr. appeared before the Board stating the proposed U-Haul business is not a fit for such a prominent location in town. The corner of Ridge Rd. & Cline is highly traveled and believes U-Haul doesn't fit into the community and the direction the Town is trying to go. Mr. Dobosz also informed the Board that he is a member of NIRPC and recently the Town of Griffith was pursuing signs on the expressway regarding downtown Griffith, but was turned down because the location is too busy.

BILLS AND EXPENDITURES

Mr. Wichlinski made a motion to approve a claim for the meeting held April 27, 2016 in the amount of \$35.00 **seconded by Mr. Kus. All favored, motion carried.**

ADJOURNMENT

There being no further business to come before the Board of Zoning Appeals a motion was made and seconded to adjourn. The meeting was adjourned at 7:44 p.m.

Respectfully Submitted

Tom Wichlinski, Secretary

Veronica L. Horka, Recording Secretary