

Town of Griffith  
Board of Zoning Appeals  
April 27, 2016

The Board of Zoning Appeals meeting was called to order at 7:00 p.m. by Chairman John Mowery with members Carl Kus, Tom Wichlinski, Eddie Gonzalez and Ray Elbaor. Also present was Town Council Liaison; Larry Ballah, Building Commissioner; Steve McDermott and Town Attorney; Brent Torrenza.

The minutes from the March 23, 2016 Board of Zoning Appeals meeting were approved as written.

**OLD BUSINESS**

**Item #1 RAW Fitness, 705 S. Wheeler Ave., Suite 2 by Rob Wahlman. Public Hearing for a Special Use to allow a fitness center in an I1 Light Industrial Zoning District.**

Mr. Rob Wahlman appeared before the Board. Mr. Mowery asked if all mailings and publications were in order. Mr. Torrenza stated all legal requirements were in order. Mr. Mowery then opened the Public Hearing. Mr. Wahlman stated the fitness center he opened is similar to cross training/cross fit. Mr. Wahlman stated he needs a warehouse type building due to the type of gym it is. There are often heavy weights dropping the floor as well as loud music. Mrs. Avorio; 142 S. Broad St. stated she was in favor of the gym. Mr. Elbaor asked if Mr. Wahlman is CPR certified. Mr. Wahlman stated he renews his certification yearly. Mr. Mowery then closed the Public Hearing portion of the meeting. ***Mr. Wichlinski made a favorable recommendation*** to the Town Council for RAW Fitness, 705 S. Wheeler Ave., Suite 2 to open a fitness center in an I1 Light Industrial Zoning District ***seconded by Mr. Gonzalez. All favored, motion carried.*** Mr. Torrenza informed the Board of the change to the Town Council's next meeting date due to election on May 2<sup>nd</sup> and asked for a motion to prepare Findings of Fact. ***Mr. Wichlinski made a motion*** allowing Chairman Mowery permission to sign the prepared Findings of Fact on behalf of the Board ***seconded by Mr. Kus. All favored, motion carried.***

**Item #2 Asada Grill & Cantina, 216 S. Broad St. by Rigo Guiterrez; Public Hearing for a Special Use to allow full service outdoor dining (south side of building). Petitioner has requested a continuance to the May 25, 2016 meeting.**

***Mr. Kus made a motion*** to continue Asada Grill & Cantina, 216 S. Broad St. to the May 25, 2016 meeting ***seconded by Mr. Elbaor. All favored, motion carried.***

**Item #3 Quality Auto & U-Haul, 1581 N. Cline Ave. by Mike Churchill requesting a Public Hearing for a Special Use to allow U-Haul services in a B3 Zoning District. No further communication from the petitioner.**

***Mr. Kus made a motion*** to continue Quality Auto & U-Haul, 1581 N. Cline Ave. by Mike Churchill to the May 25, 2016 meeting ***seconded by Mr. Gonzalez. All favored, motion carried.***

**NEW BUSINESS**

**Item #1 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.**

Mrs. Angela Avorio appeared before the Board. Mrs. Avorio stated she would like to have an outdoor dining area at the rear of the building. The location currently has a concrete pad near a field. Mrs. Avorio is proposing to set out tables and chairs and hopes the frequently used bike trail will draw in more customers. Mr. Mowery asked if the landlord owns the property. Mrs. Avorio stated he does and is in favor of the proposal. Mr. Wichlinski asked if the trees in the photos submitted are down or will be taken down in the future. Mrs. Avorio stated they will be taken down. Mr. Mowery asked who owns the

property. Mrs. Avorio stated she was unsure. At this time there was discussion that the property in question may be NIPSCO owned. Mr. Mowery informed the petitioner that a survey of the property is needed as well as written permission from the property owner allowing Mrs. Avorio to request a Variance. Mr. Wichlinski asked what types of food/beverage would be served. Mrs. Avorio stated the concrete area will be fenced and she would like to serve beer and wine along with her daily menu items. Mrs. Avorio stated she has a beer & wine license. Mr. Kus stated a survey with detailed drawings along with a letter from the property owner will be required by the next meeting. Mr. Torrenga added that the Town of Griffith recently surveyed the said block and will provide the Building Department the survey which should then be given to the petitioner. Mr. Elbaor asked if funding from the town's fascade program are available. Mr. Torrenga stated he was unsure. Mr. Wichlinski suggested the petitioner should contact the Redevelopment Program regarding the fascade program. Mr. Kus asked if there are ATF requirements. Mrs. Avorio stated she was aware. ***Mr. Kus made a motion*** granting Angel Hair Café, 142 S. Broad St. by Angela Avorio permission to hold a Public Hearing to allow outdoor dining at the rear of the building ***seconded by Mr. Wichlinski. All favored, motion carried.***

## COMMUNICATIONS

None.

## BILLS AND EXPENDITURES

***Mr. Wichlinski made a motion*** to approve a claim for the meeting held March 23, 2016 in the amount of \$35.00 ***seconded by Mr. Gonzalez. 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 7:25 p.m.

Respectfully Submitted

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Tom Wichlinski, Secretary

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Veronica L. Horka, Recording Secretary