

Town of Griffith
Board of Zoning Appeals
March 17, 2025

The March 17, 2025, Board of Zoning Appeals meeting was called to order at 6:00 p.m. by Chairman John Mowery with members, Tom Wichlinski, Jason Nolasco and Carl Kus. Also present was Attorney, Bob Schwerd, Town Council Liaison, Larry Ballah and Building Administrator, Veronica Horika.

Minutes from the February 17, 2024, meeting were approved as written.

OLD BUSINESS

Item #2 Reliable Properties; 415 Wood St. Requesting permission for a Public Hearing on a Developmental Variance to build a new construction home. Mr. Mowery asked Mr. Schwerd if mailings and newspaper ad was sufficient, and Mr. Schwerd said all were submitted and met the criteria. Mr. Mowery opened the Public Hearing. Ms. Farhan appeared before the Commission. She stated that they are seeking a variance in a minimum lot size of 71' to 50'. Ms. Farhan added that Reliable Properties is looking to build a single family residence to put it on the market. This residence would be approximately 1,300-1,500 sq. ft. and consist of (3) bedrooms, (2) bathrooms and a crawl space. Mr. Mowery asked if there was anyone present to speak for or against new construction home on a 50' lot. Remonstrator, Jennifer Moskalick at 421 Wood St., spoke against this new construction due to issues she has had with her house being remodeled and she has encountered issues with contractor and other people requesting variances. Mr. Mowery asked if she had travel trailers located on her property. Ms. Moskalick stated that there was (1) travel trailer. Mr. Mowery said that some of the property near her is landlocked and that it is out of Town of Griffith's control. **Mr. Wichlinski made a motion approving a 20ft Developmental Variance from the minimum lot width to construct a 1300 sq ft single family residence Motion was seconded by Mr. Kus. All favored; motion carried. Mr. Kus made a motion allowing Attorney Schwerd to prepare Findings of Facts and allow Chairman Mowery to sign them on behalf of the Board. Motion was seconded by Mr. Wichlinski. All favored, motion carried.**

Item #1 Legacy Sign Group; by Griffith Public School; 1345 N Broad St. Requesting permission for a Public Hearing on a Developmental Variance to install an oversized sign/scoreboard. Mr. Mowery asked Mr. Schwerd if mailings and newspaper ad was sufficient, and Mr. Schwerd said all were submitted and met the criteria. Mr. Mowery opened the Public Hearing. Shaun O'Brien, on behalf of Legacy Sign Group, appeared before the Board. Mr. O'Brien said that Griffith Public School (GPS) will be replacing a new scoreboard for the old one on the south side of the football field. The scoreboard will stand in total of 27' x 25', but the actual scoreboard will be 17' x 25'. It will face north towards the bleachers. Mr. O'Brien said that the scoreboard will be used for all sporting events out in that vicinity. He added that there will be advertising on the scoreboard, but it will not face the subdivision. Mr. Mowery asked if there was anyone present to speak for or against the oversized sign/scoreboard. Remonstrator, Kathryn Kepchar at 620 N. Lindberg St., asked if this scoreboard was being funded through the tax dollars of the residents. Mr. Mowery replied that the BZA would not have any knowledge of that, and that information would come from the school board. Second remonstrator, GPS Superintendent Leah Dumezich at 642 S. Cline Ave., added that this scoreboard would also be used for all soccer events and would livestream graduations. **Mr. Wichlinski made a motion grant permission for Developmental Variance to install an oversized sign/scoreboard at GPS. Motion was seconded by Mr. Nolasco. All favored; motion carried. Mr. Kus made a motion allowing Attorney Schwerd to prepare Findings of Facts and allow Chairman Mowery to sign them on behalf of the Board. Motion was seconded by Mr. Wichlinski. All favored, motion carried.**

NEW BUSINESS

Item #1 Angela Gallegos; Angie's Apothecary, LLC.; 219 W. Glen Park Ave. Requesting Permission to hold a Public Hearing for a Use Variance to sell tea accessories and other homeopathic remedies. Ms. Gallegos appeared before the Board. She said that she would like to sell her hand made herbal teas, tea accessories and other homeopathic things out of her home. Mr. Wichlinski asked if this would be a retail business. Ms. Gallegos advised that this would all be done online. Ms. Gallegos advised that this is a "no-walk up retail" site and would ship via USPS once a week. Mr. Nalsco asked if this was going to be wholesale. Ms. Gallegos said that it would not be a wholesale business, and she would be a retailer. **Mr. Wichlinski made a motion approving a Public Hearing for a Use Variance to sell tea accessories and other homeopathic remedies. Motion was seconded by Mr. Kus. All favored; motion carried.**

COMMUNICATIONS

None

BILLS AND EXPENDITURES

Mr. Wichlinski made a motion to approve a claim for the meetings held February 17, 2025, in the amount of \$35.00 **seconded by Mr. Nolasco. All favored, motion carried.**

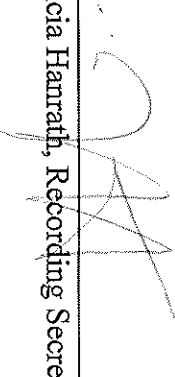
ADJOURNMENT

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 6:22 p.m.

Respectfully Submitted



Tom Wichlinski, Secretary



Tricia Hanraath, Recording Secretary