

Town of Griffith
Board of Zoning Appeals
April 21, 2025

The April 21, 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 Commissioner, Veronica Horka.

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

OLD BUSINESS

Item #1 Angela Gallegos; Angie's Apothecary, LLC.; 219 W. Glen Park Ave. Requesting Permission for a Public Hearing for a Use Variance to sell tea accessories and other homeopathic remedies. 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. Mr. Mowery asked if there was anyone present to speak for or against the sale of tea and accessories. No one was present to speak for or against. Mr. Mowery then closed the Public Hearing. Mr. Wichlinski asked if this business was for mail order only and Angie replied as yes, her business was mail only. **Mr. Wichlinski made a motion** approving a Use Variance to sell tea accessories and other homeopathic remedies at 219 W. Glen Park Ave. **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 #2 All Stars Carwash & Auto Detailing Inc.; Dawid Blacha; 100 N. Colfax Ave., Unit #7 Requesting Permission to Advertise for a Public Hearing of a Use Variance to add a U-Haul Rental business property is zoned B3; General Business. Mr. Blacha appeared before the Board. He stated that he wanted to open a U-Haul center in Griffith to help out the local community for convenience. Mr. Mowery stated that this needed to be a Use Variance and that no truck rental is to be in a B1 through a B3 as they do not offer truck rental. Mr. Wichlinski asked how many vehicles Mr. Blacha was going to have on site. Mr. Blacha replied that he was going to have (4) vehicles, (1) 12' truck in front of his business and the rest of the trucks will be in back of the building. Mr. Kus asked if he owned the car lot north of his business and if there would be signage changes. Mr. Blacha replied that he did not own the car lot and he was not sure of the signage change because he was not sure what was allowed. **Mr. Wichlinski made a motion granting permission for a Public Hearing on a Use Variance (or if necessary, a Developmental Variance) to add a U-Haul Rental Motion was seconded by Mr. Kus. All favored; motion carried.**

NEW BUSINESS

None

COMMUNICATIONS

None

BILLS AND EXPENDITURES

Mr. Wichlinski made a motion to approve a claim for the meetings held March 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 6:14 p.m.

Respectfully Submitted



Tom Wichlinski, Secretary



Tricia Hanrath, Recording Secretary