

Town of Griffith
Board of Zoning Appeals
July 21, 2025

The July 21, 2025, Board of Zoning Appeals meeting was called to order at 6:00 p.m. by Chairman John Mowery with members, Tom Wichlinski and Jason Nolasco. Also present was Attorney Bob Schwerd, Town Council Liaison Larry Ballah and Building Commissioner Veronica Horka. Absent was member, Carl Kus.

Minutes from the June 16, 2025, meeting were approved as written.

John Mowery read aloud the new July 1, 2025, state law regarding the Plan Commission appointment information and live streaming Town Hall meetings, via YouTube.

OLD BUSINESS

Item #1 All Stars Carwash & Auto Detailing Inc.; David Blacha; 100 N. Colfax Ave., Unit #7 A Public Hearing for a Use Variance to add a U-Haul Rental business property is zoned B3; General Business. Mr. Wichlinski made a motion for a continuance to the August 18, 2025, meeting. Motion was seconded by Mr. Nolasco. All favored; motion carried.

Item #2 BAPS Munster LLC; Vijay Patel, MD; 400 W. 44th Pl., Public Hearing on a Developmental Variance to install a fence around the perimeter of the property. Dr. Patel appeared before the Board to submit a new fence proposal. Dr. Patel said that the (2) major concerns, in June's meeting, was the fire hydrant placement and what material will be used for the fence. Dr. Patel stated that the fire hydrants would be accessed from the outside of the fence; and that the fence would be a continuous 6' rod iron fence, with (3) gates. Mr. Wichlinski asked why the hydrants are not symmetrical. Dr. Patel contacted the Griffith Fire Department and stated that the hydrants will be located outside of the fence and will be accessible at all times. Dr. Patel also said that a state design release has been done and a meeting with the Building Department will take place later in the week. Mr. Wichlinski asked when the project is due to be finished. Dr. Patel said that as soon as they can start working on the fence, the sooner it will be completed. Mr. Mowery said that the state approval was received on Friday, July 11, 2025, and a meeting with churches architect and the Building Department will be held Thursday, July 24, 2025. Mr. Wichlinski stated that the fence must be located within the property line, or it can be abutted up to the other residents' fence. Mr. Mowery conveyed to Dr. Patel that the fence and grass had to be maintained by the church. Mr. Schwerd stated that the fence can go right to the property line and each resident maintains their own property. Resident Mr. Konopasek at 311 W. 44th Pl. asked the Board if a stake survey was required to put up a fence and what the diameter of the fire hoses are. Fire Marshal Steve Stelk stated that by law, there must be a 15' clearance surrounding the fire hydrant that will not touch the fence. Mr. Mowery stated that the fence is a security issue, which makes it a hardship for the church. Mr. Nolasco asked about the timeline of the project. Dr. Patel said that once they start the project, it could take (2) months. *Mr. Wichlinski 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. Nolasco. All favored, motion carried. Mr. Wichlinski made a motion granting BAPS Munster LLC; Vijay Patel, MD; 400 W. 44th Pl., a Developmental Variance to install a fence around the perimeter of the property with the following contingencies; fence must be setback as to what the Fire Department approves, it must be a heavy duty/black fence, all gates must be accessible to emergency services at all times and the building permit will not be issued until the stop work order has been released for remodel of the temple. Motion was seconded by Mr. Nolasco. All favored; motion carried.*

Item #3 SBA Communications (for T-Mobile); by Eric Greenfield; 500 N. Elmer St., Cheever Park. Requesting permission for a Public Hearing on a Use Variance to convert a flagpole structure to a traditional monopole tower. Petitioner was not present. *Mr. Wichlinski made a motion granting SBA permission for a continuance to the August 18, 2025, meeting. Motion was seconded by Mr. Nolasco. All favored; motion carried.*

COMMUNICATIONS

None

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 6:29 p.m.

Respectfully Submitted



Tom Wichlinski, Secretary

Tricia Hanrath, Recording Secretary

