

Town of Griffith
Board of Zoning Appeals
August 18, 2025

The August 18, 2025, Board of Zoning Appeals meeting was called to order at 6:00 p.m. by Chairman John Mowery with members, Carl Kus, Tom Wichlinski and Jason Nolasco. Also present was Attorney Bob Schwerd and Building Commissioner Veronica Horka. Absent was Town Council Liaison Larry Ballah.

Minutes from the July 21, 2025, meeting were approved as written.

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. Kus made a motion to drop this item from the agenda due to no communication with the Petitioner. Motion was seconded by Mr. Wichlinski. All favored; motion carried.

Item #2 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. Mr. Wichlinski made a motion to grant a continuance to the September 15, 2025, meeting due to engineering. Motion was seconded by Mr. Nolasco. All favored, motion carried.

NEW BUSINESS

#1 Calvary Tabernacle Church; Craig Harper; 621 S. Broad St., Requesting Developmental Variance to install a larger sign that what the zoning allows. Petitioner was not present at start of meeting. Mr. Mowery made a motion to move this item to the end of the meeting. Petitioner did not appear. Mr. Kus made a motion to grant a continuance to the September 15, 2025, meeting. Motion was seconded by Mr. Wichlinski. All favored, motion carried.

#2 One Price Window; Nicole Salvador; 1110 W. Lake St., Requesting Permission for a Public Hearing on a Use Variance to open an at home business. Nicole Salvador appeared before the Board. Ms. Salvador said that she wanted to open a home window business. Ms. Salvador said that the office work would be done at home (phone calls, paperwork) and all other work activity would be done on the customers property (measurements, sales, customer interaction). Mr. Mowery asked if this is currently being done and Ms. Salvador stated that this was being done and that she applied for a contractor's license as well. Ms. Salvador said that her installer is in Michigan City and will store the windows, and the windows will be delivered to customers home when work is to begin. Mr. Mowery asked if her home would only entail office work and no deliveries. Ms. Salvador said that her home is only for office work, and she had a back-up plan if her current installer did not work out for storage. Mr. Nolasco asked if there would be any advertising or signage, which Ms. Salvador replied, no. Mr. Wichlinski made a motion to grant permission to advertise for a Public Hearing on a Use Variance to open an at home business. Motion was seconded by Mr. Nolasco. All favored, motion carried.

#3 100 N. Colfax St., LLC, by Jeff Austgen; Requesting Permission for a Public Hearing on a Developmental Variance on the amount of parking spaces required. Kevin Coros, McMahon Architects Project Manager, appeared before the Board on behalf of Jeff Austgen. Mr. Coros told the Board that he was also going to appear before Plan Commission regarding a Site Plan Review. Mr. Coros stated that parking was the main concern at the Staff Plan Review. Mr. Coros stated that there are no significant changes that would produce any updates with new plans. Mr. Coros also said that the property is oddly shaped, and they are looking for a reduction in parking. Mr. Coros stated that there are options on site and there may be enough parking spaces on site, depending on who rents the facility. Mr. Coros said that (2) overhead doors – (1) on the north side, and (1) on the south side may be installed depending on the renter. Mr. Coros said they are building to suit whomever rents the property. Mr. Kus asked what type of business that property is going to accommodate. Mr. Coros said that they are looking to possibly house a contractor or use it as a flex space. Mr. Mowery asked if they are requesting this Variance in the event there is insufficient parking and wanted to remedy this prior to a renter. Mr. Coros replied, yes, and that if the parking is not an issue, the Variance is not needed. Mr. Wichlinski made a motion to grant permission to advertise for a Public Hearing on a Developmental Variance on the amount of parking spaces required. Motion was seconded by Mr. Kus. All favored, motion carried.

#4 Duneland Group; 305 W. Ridge Rd., by Charlie Ray, Requesting Permission for a Public Hearing on a Developmental Variances on maximum floor area ratio, front and rear yard setbacks and parking spaces. Charlie Ray, Duneland Group, appeared before the Board with the property owner, Mr. Singh. Mr. Ray stated that they want to replace existing gas station with new tanks, pumps and convenience store. Mr. Ray stated that the ordinance states that service stations can only be placed on corners and intersections, and this property is midblock. Mr. Ray stated that since there is already a service station at this location, he was unsure how the ordinance would view this since it is nonconforming. Mr. Schwerd stated that a variance would, indeed, need to be had. Mr. Ray stated that per the Griffith ordinance, the maximum floor area allowed is 3' and he

is requesting 3.2', which includes the canopy. Mr. Ray said the front yard setback is currently 25' and would like to reduce it to 15', rear yard setback is 20' and would like to reduce it to 3'. Mr. Ray said that the ordinance does not state how many parking spaces are required for convenience stores, however retail sales require (37) spaces and Mr. Ray is requesting (21) spaces. Mr. Ray said that Mr. Singh is inquiring about property to the south of this project and if this is purchased several variances would be withdrawn. Mr. Wichlinski asked if the right-of-way would stay inside the sidewalk and Mr. Ray replied, yes. Mr. Ray said the 6' x 5' dumpster area and driveway to the north would also remain the same, but the driveway to the west will shift. Mr. Ray stated that Mr. Singh has (2) other stations that are doing very well. Mr. Ray said that Mr. Singh has been negotiating regarding the land to the south for approximately a month. *Mr. Wichlinski made a motion* to grant permission to advertise for a Public Hearing on a Developmental Variances on maximum floor area ratio, front and rear yard setbacks and parking spaces. *Motion was seconded by Mr. Kus. All favored, motion carried.*

#5 Duneland Group: 305 W. Ridge Rd. by Charlie Ray. Requesting Permission for a Public Hearing on a Use Variance to operate an automobile service station mid-block. Mr. Wichlinski made a motion to grant permission to advertise for a Public Hearing on a Use Variance to operate an automobile service station mid-block. *Motion was seconded by Mr. Kus. 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 6:27 p.m.

Respectfully Submitted



Tom Wichlinski, Secretary


Tricia Hamrath, Recording Secretary