

Town of Griffith
Board of Zoning Appeals
November 25, 2015

The Board of Zoning Appeals meeting was called to order at 7:01 p.m. by Chairman John Mowery with members Carl Kus, Tom Wichlinski, and Ray Elbaor. Also present was Town Council Liaison; Larry Ballah and Town Attorney; Brent Torrena. Absent was member Eddie Gonzalez.

The minutes from the October 28, 2015 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. Petitioner has requested a continuance to the December meeting.

Mr. Kus made a motion to continue RAW Fitness, 705 S. Wheeler Ave., Suite 2 by Rob Wahlman to the December 23, 2015 meeting ***seconded by Mr. Elbaor. All favored, motion carried.***

NEW BUSINESS:

Item #1 Smierciak Land Surveying, 603 N. Broad St., by Anthony and Suzette Smierciak. Requesting permission to hold a Public Hearing for a Use Variance to allow a land surveying company in an R2 Residential Zoning District.

Mr. Anthony Smierciak appeared before the Board. Mr. Smierciak, 7424 Harvest Dr., Schererville, IN stated his interest in relocating his surveying company to Griffith. The company has been in business for 5 years and is currently operating out of his home and would now like a separate location. Mr. Wichlinski asked about signage. Mr. Smierciak stated he is considering a small wooden sign with a light. The employees at this time are himself and his son. Mr. Wichlinski asked where vehicles will be parked. Mr. Smierciak stated they will be using the driveway. Mr. Wichlinski asked if there will be walk-in customers. Mr. Smierciak stated there will not. Plans are delivered to clients in person. Mr. Wichlinski asked what the hours of operation will be. Mr. Smierciak stated he will be open from 9:00 a.m. to 5:00 p.m. Mr. Elbaor asked if the business is expanding with Griffith as a second location. Mr. Smierciak stated the business will move from his home address to Griffith. Mr. Kus questioned the desire for this property vs. another location that has zoning in place. Mr. Smierciak does not want to lease a space and the size/location are ideal. Mr. Kus asked how much foot traffic there is on a monthly basis. Mr. Smierciak stated he may have 1 customer a month. Mr. Ballah asked if there is a company vehicle. Mr. Smierciak stated they have one truck. Mr. Kus asked if the interior will need to be remodeled to better suite a business. Mr. Smierciak stated he will paint, but basically just moving in office furniture. Mr. Kus asked if the property will be used as a house again. Mr. Smierciak was unsure but would like to leave the zoning as residential. Mr. Torrena suggested granting a Public Hearing for a Use Variance as well as a Developmental Variance (for signage). ***Mr. Wichlinski made a motion*** granting permission to Smierciak Land Surveying, 603 N. Broad St. permission to advertise for a Public Hearing for a Use Variance and any other variance that may be needed to allow a land surveying company in an R2 Residential Zoning District ***seconded by Mr. Kus. All favored, motion carried.***

COMMUNICATIONS:

Discussion of December's BZA meeting date (12-23-2015)

Mr. Mowery stated the meeting date will remain on December 23, 2015 at 7:00 p.m.

BILLS AND EXPENDITURES:

Mr. Wichlinski made a motion to approve a claim for the meeting held October 28, 2015 in the amount of \$35.00 *seconded by Mr. Kus. 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 7:20 p.m.

Respectfully Submitted

Tom Wichlinski, Secretary

Veronica L. Horka, Recording Secretary