

Town of Griffith
Board of Zoning Appeals
July 23, 2014

The Board of Zoning Appeals meeting was called to order at 7:00 p.m. by Chairman John Mowery with members Carl Kus, Ray Elbaor and Tom Wichlinski. Also present was Town Attorney; Brent Torrenga, Town Council Liaison; Larry Ballah and Building Commissioner; Donche Andonov. Absent was member Eddie Gonzalez.

The minutes of the June 25, 2014 Board of Zoning Appeals meeting were approved as written.

OLD BUSINESS

Item #1 912 Avenue H, LLC by Nick Georgiou & Carlos Ruiz re: 912 West Avenue H; a Public Hearing on a Special Use Variance with respect to outdoor production, servicing and processing. See sections 86-139 (b) & 86-159. There will not be a Public Hearing this month.

Petitioner was not present. Mr. Mowery asked Mr. Andonov if there has been any communications with the petitioner regarding the Public Hearing. Mr. Andonov stated he has not been in contact with them. Mr. Mowery asked if this meeting was the second time they have been absent without notice. Mr. Andonov stated it was. ***Mr. Kus made a motion*** to drop 912 Avenue H, LLC by Nick Georgiou & Carlos Ruiz re: 912 Avenue H Public Hearing on a Special Use Variance with respect to outdoor production, servicing and processing ***seconded by Mr. Elbaor. All favored, motion carried.***

Item #2 DaVita Dialysis by Attorney Greg Bouwer &/or Pulse Design Group re: 120 W. Ridge Road; a Public Hearing with respect to a business providing medical services as required by Town Code Sec. 86-352.

Attorney Jim Yannakopoulos appeared before the Board filling in for Attorney Bower. Mr. Basil Sherman and Mr. David Schrader both of Pulse Design Group also appeared. Mr. Sherman explained the owner's desire to open a dialysis center. Mr. Mowery asked Mr. Andonov if all legal requirements were in order. Mr. Andonov stated they were. Mr. Mowery then opened up the Public Hearing portion of the meeting. No remonstrators appeared before the Board. Mr. Wichlinski asked if a study was done to validate the need for a dialysis center in the desired area. Mr. Schrader stated a zip code analysis is done and from that a center is developed in a community where there it is needed. Mr. Mowery stated he is familiar with some of the area clinics and is pleased with the presentations and the type of business being brought into the community. Mr. Mowery then closed the Public Hearing portion of the meeting. ***Mr. Wichlinski made a favorable recommendation*** to the Town Council for DaVita Dialysis, 120 W. Ridge Road with respect to a business providing medical services as required by Town code Sec. 86-352 ***seconded by Mr. Elbaor. All favored, motion carried. Mr. Kus made a motion*** allowing Mr. Mowery to sign the Findings of Fact once prepared ***seconded by Mr. Wichlinski. All favored, motion carried.***

NEW BUSINESS

Item #1 Griffith BZA fence subcommittee; appointments.

Mr. Andonov explained the need and intentions for the subcommittee. Residents requesting minor variances for fencing (a replacement fence that is taken down, the new fence becomes non-conforming, front yard fencing, etc...). Mr. Mowery explained the resident will go thru the Building Department, Mr. Andonov will notify the committee of the issue, the committee will meet/discuss the variance, decision will be made and Mr. Andonov will relay the decision to the resident. Residents do not need to be present. ***Mr. Wichlinski made a motion*** to appoint Carl Kus, Ray Elbaor and Tom Wichlinski to the BZA fence subcommittee. This subcommittee will be concurrent with the calendar year. ***Seconded by Mr. Mowery. All favored, motion carried.***

Item #2 Griffith BZA fence subcommittee; scheduling of meeting date and time.

Mr. Wichlinski made a motion that the BZA fence subcommittee shall meet the 4th Wednesday of each month at 6:00 p.m. prior to the regularly scheduled BZA meetings ***seconded by Mr. Kus.*** Mr. Wichlinski asked if the press should be notified. Mr. Torrenga stated he would check into that. ***All favored, motion carried.***

COMMUNICATIONS

None

BILLS AND EXPENDITURES

Mr. Wichlinski made a motion to approve a claim for the June 25, 2014 Board of Zoning Appeals minute preparation 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 7:24 pm

Respectfully Submitted

Tom Wichlinski, Secretary

Veronica L. Horka, Recording Secretary