

Town of Griffith
Board of Zoning Appeals
June 25, 2014

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

The minutes of the May 28, 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.

Petitioner was not present. ***Mr. Wichlinski made a motion*** to continue 912 Avenue H, LLC by Nick Georgiou & Carlos Ruiz re: 912 West Avenue H to the July 23, 2014 meeting ***seconded by Mr. Gonzalez. All favored, motion carried.***

NEW BUSINESS

Item # DaVita Dialysis by Pulse Design Group re: 120 W. Ridge Road; requesting permission for a Public Hearing with respect to a business providing medical services as required by Town Code Sec. 86-352.

Attorney Greg Bower appeared before the Board representing the owner. Site plan was distributed. DaVita is proposing a 6800 square foot build out for a dialysis center in the shopping mall. Pulse Design Group will be the architect. Mr. Wichlinski asked if the space will be leased. Mr. Bower stated a lease will be signed once the required approvals from the town are in place. Mr. Wichlinski asked if exterior enhancements will be made. Mr. Bower stated he was unsure but a possible canopy near the rear entrance/exit for wheelchair patients has been discussed. Mr. Kus asked how many patients can be seen in a day. Mr. Bower stated the facility will be a 12 station clinic with 4 hour treatments. The maximum capacity is 72 patients in a 12 hour day. Mr. Kus asked what the hours of operation will be. Mr. Bower stated the hours will be either 9:00 am – 5:00 pm or 8:00 am - 4:00 pm. ***Mr. Wichlinski made a motion*** granting permission for a Public Hearing to DaVita Dialysis by Pulse Design Group re: 120 W. Ridge Road with respect to a business providing medical services ***seconded by Mr. Kus.*** Mr. Torrena reminded Mr. Bower to follow up with the Building Commissioner, Mr. Andonov regarding a Change of Use Site Plan Review. Mr. Bower stated he would. ***All favored, motion carried.***

COMMUNICATIONS

None.

BILLS AND EXPENDITURES

Mr. Wichlinski made a motion to approve a claim for the May 28, 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 7:12 p.m

Respectfully Submitted

Tom Wichlinski, Secretary

Veronica L. Horka, Recording Secretary