

Town of Griffith
Board of Zoning Appeals
June 18, 2018

The Board of Zoning Appeals meeting was called to order at 6:00 p.m. by Chairman John Mowery with members Carl Kus, Ray Elbaor, and Tom Wichlinski. Also present was Town Attorney; Joseph Svetanoff, and Building Commissioner; Steve McDermott. Absent was member Danielle Carlson and Town Council Liaison; Larry Ballah.

The minutes from the May 21, 2018 Board of Zoning Appeals meeting were approved as written.

OLD BUSINESS

Item #1 Porter's Apparel, 2020 N. Lafayette Ct., by Terry Vaidik; Lakewood Design. Public Hearing on a side yard Developmental Variance.

Petitioner was not present at this meeting. *Mr. Wichlinski made a motion* to defer the Public Hearing and continue any public comment to the July 16, 2018 meeting *seconded by Mr. Elbaor. All favored, motion carried.*

NEW BUSINESS

Item #1 200 E. Ridge Road, by Haneen Kamleh. Requesting a Public Hearing on a Use Variance to open a used car lot with an indoor showroom. Property is currently zoned B3; General Business.

Ms. Haneen Kamleh appeared before the Board. Ms. Kamleh stated she owns Smart Buy car lot located at 45th and Cline Ave. She is looking to expand and sell upscale, higher priced vehicles at the proposed location with an indoor showroom. Ms. Kamleh then presented an outline to all Board members. Mr. Mowery asked if she currently owns the property in question. Ms. Kamleh stated she does not but the landlord is in favor of the proposal and is willing to make improvements to the property if approval is granted. Mr. Wichlinski asked if the 45th/Cline Ave. location is closing. Ms. Kamleh stated it will remain open. Mr. Wichlinski asked if there will be cars available for purchase outside. Ms. Kamleh stated there will. Mr. Elbaor asked if there will be signage. Ms. Kamleh stated she will install a new sign. Mr. Kus asked how many vehicles are planned for the interior space. Ms. Kamleh stated she's hoping for 10-15 vehicles. Mr. Kus asked if there are plans to expand onto the building. Ms. Kamleh stated there are not. Mr. Kus asked how many vehicles are for sale on 45th/Cline. Ms. Kamleh stated there are 30-35 cars. Mr. Elbaor asked what the plans are for customer parking. Ms. Kamleh stated there is a row of parking spaces at the front of the building that will be used. Mr. Wichlinski stated that it appears there are at least 50 parking spaces available. Mr. Wichlinski continued in asking if all the spaces will be used. Ms. Kamleh stated she will not use all of them. Attorney Svetanoff suggested the petitioner present a full business plan and a detailed set of drawings representing the indoor and outdoor spaces as they will be utilized. Ms. Kamleh understood. Mr. Mowery also stated that a letter from the property owner allowing Ms. Kamleh to speak on behalf of the property is required for the Public Hearing. Ms. Kamleh stated she will provide that. *Mr. Wichlinski made a motion* granting Haneen Kamleh permission to advertise for a Public Hearing for the property located at 200-216 E. Ridge Road for the proposed used car lot with an indoor showroom *seconded by Mr. Kus. All favored, motion carried.*

COMMUNICATIONS

None.

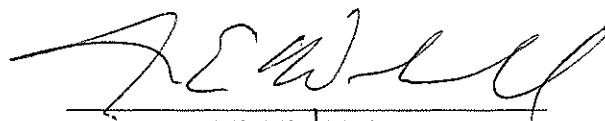
BILLS AND EXPENDITURES

Mr. Wichlinski made a motion to approve a claim for the meeting held May 21, 2018 in the amount of \$35.00 *seconded by Mr. Elbaor. All favored, motion carried.*

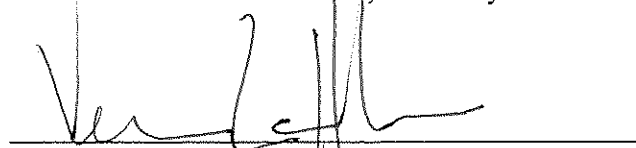
ADJOURNMENT

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 6:25 p.m.

Respectfully Submitted



Tom Wichlinski, Secretary



Veronica L. Horoka, Recording Secretary