

Town of Griffith
Board of Zoning Appeals
January 22, 2014

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

ELECTION OF OFFICERS

Mr. Gonzalez made a motion that all members shall retain their current positions seconded by Mr. Wichlinski. Mr. Mowery; Chairman, Mr. Kus; Vice Chairman and Secretary; Tom Wichlinski. All favored, motion carried.

The minutes of the December 18, 2013 Board of Zoning Appeals meeting were approved as written.

OLD BUSINESS

Item #1 AT&T by Derek McGrew re: Water Tower on West Avenue B; a Public Hearing on a Developmental Variance with respect to antennae height. Zoning is OS. Petitioner has requested a continuance.

Mr. Wichlinski made a motion to continue AT&T by Derek McGrew to the February 26, 2014 meeting seconded by Mr. Kus. All favored, motion carried.

Item#2 Austgen Properties by Jeff Austgen re: 1104 E. Main Street; a Public Hearing on a Special Use to allow a Microbrewery in a B4 Zoning District.

Mr. Jeff Austgen; property owner and Mr. David DeJong; business owner appeared before the Board. Mr. Mowery asked if all legal advertisements were in order. Mr. Torrenga stated all the mailings appear to be in order but not all of the green cards have been returned. Mr. Mowery then opened up the Public Hearing portion of the meeting. Mr. DeJong stated he would like to open a microbrewery pub. A 1/3 of the building will be the taproom. Mr. DeJong also stated he would like an outdoor beer garden (east side of the building, facing Colfax) and there will be a small menu with sandwiches to start. As the business grows, it is likely the kitchen will also. Mr. Austgen added 2/3 of the area will be the brew operation area with stainless steel equipment. Mr. Austgen stated there are plans to improve the facade of the building too. Mr. Wichlinski asked what the square footage is. Mr. Austgen stated the building is 6,600 square feet. Ms. Christy Rogers; 110 N. Oakwood feels that there are enough bars in Town and 2 other micro breweries in the works. Ms. Rogers stated she already has strangers wandering to her house drunk. Mr. Rogers also asked how many liquor licenses are in the Town. Mr. Wichlinski said that a brewery holds a different type of license. Mr. Wichlinski explained that the crowd of people drawn to breweries is a different than what regular bars draw in. Ms. Rogers also stated her concern regarding air quality. Mr. DeJong stated the aroma is comparable to bread baking. Mr. Wichlinski asked how big the business will be. Mr. DeJong stated he is planning a seven barrel system. Mr. Wichlinski asked how fast the process is. Mr. DeJong stated they are proposing to initially brew twice a week. Mr. Kus asked how many types of beers will be available. Mr. DeJong stated there will be 5 different varieties with rotating varieties. No further remonstrators appeared before the Board. Mr. Wichlinski asked how big the tap room will be. Mr. DeJong stated there will be approximately 50-60 seats and the outdoor beer garden will be half the size. Mr. Kus asked what the hours of operation will be. Mr. DeJong stated he is initially proposing business hours of noon till 9 or 10 p.m. Monday thru Saturday. Mr. Kus asked what the plans are for the outdoor area. Mr. DeJong stated to start with it will be a place to sit outdoors during nice weather, eat a sandwich, etc. Mr. Kus asked if there will be live music. Mr. DeJong stated that has not been decided on yet. Mr. Mowery then closed the Public Hearing portion of the meeting. Mr. Kus asked how many parking spots will be available. Mr. Austgen stated there will be more

parking available than what is required. ***Mr. Wichlinski made a favorable recommendation*** to the Town Council for Jeff Austgen; 1104 E. Main Street on a Special Use to allow a Microbrewery in a B4 Zoning District ***seconded by Mr. Elbaor. All favored, motion carried. Mr. Kus made a motion*** allowing Chairman, Mowery to sign the Findings of Fact once prepared ***seconded by Mr. Wichlinski. All favored, motion carried.***

Item #3 Griffith Blvd. Trust by Jeffrey R. Nagel re: 232 N. Griffith Blvd.; a Public Hearing on a Special Use to allow a Residential Use in a PB Zoning District.

Mr. Jeff Nagel appeared before the Board. Mr. Mowery asked if all legal advertisements were in order. Mr. Torrenga stated all legal requirements were in order. Mr. Nagel presented the Board with pictures of the house and stated it was previously used as a Dentist office and he would like to convert it back to residential use. The house is in a residential neighborhood other than the funeral parlor. The structure is good and the interior will be all new, any of the Dentist equipment will go during the remodeling process. Mr. Mowery then opened up the Public Hearing portion of the meeting. Mr. Nagel stated the property was originally owned by Dr. Kroll but has been empty for years. Mr. Wichlinski asked if Mr. Nagle intends to rent the house once it is remodeled or sell the property. Mr. Nagel stated he does not plan to rent the house. It will be remodeled for resale. Mr. Kus asked what the time frame for construction is. Mr. Nagel stated he is estimating 60 days for the build out. With no remonstrators, Mr. Mowery closed the Public Hearing portion of the meeting. Mr. Torrenga suggested if the Board chooses to make a favorable recommendation, it should be attached to the land not the property owner. ***Mr. Wichlinski made a favorable recommendation*** to the Town council for 232 N. Griffith Blvd. on a Special Use to allow a Residential Use in a PB Zoning District and noted the recommendation shall be granted with the land and not the property owner ***seconded by Mr. Elbaor. All favored, motion carried. Mr. Kus made a motion*** allowing Chairman, Mowery to sign the Findings of Fact once prepared ***seconded by Mr. Elbaor. All favored, motion carried.***

NEW BUSINESS

None.

COMMUNICATIONS

Mr. Torrenga stated he will have the Findings of Fact ready before the Town Council's next study session on Tuesday, February 4, 2014.

BILLS AND EXPENDITURES

Mr. Kus made a motion to approve a claim for the December 18, 2013 Board of Zoning Appeals minute preparation 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 7:29 p.m.

Respectfully Submitted,

Tom Wichlinski, Secretary

Veronica L. Horka, Recording Secretary