

Town of Griffith, Indiana

Board of Zoning Appeals

December 18, 2013

The Board of Zoning Appeals was called to order at 7:01p.m. by Chairman John Mowery with members Carl Kus and Eddie Gonzalez present. Also present was Building Commissioner Donche Andonov, Town Attorney Brent Torringa and Town Council Liaison Larry Ballah. Absent was board member Tom Wichlinski and Ray Elboar.

The minutes for the November 20, 2013 Board of Zoning Appeals were approved as written.

Old Business

1. **AT&T Wireless Extension on water tank, West Ave. B; requests a Public Hearing on a Developmental Variance on antenna height.** The Petitioner has requested a continuance to the January 2014 meeting.

New Business

1. **Austgen Properties by Jeff Austgen re: 1104 E. main Street. Requesting permission for a Public Hearing on a Special Use to allow a Microbrewery in a B3 Zoning District.** With Mr. Austgen was Kevin Krippel and Dave Dejonge. Mr. Austgen stated the special use request is for the manufacturing, bottling and sales of microbrew at 1104 E. Main Street. The building is an existing building. No additional building will be necessary with the exception of a beer garden on the east side. The building is 166 sq. Two thirds of the building will be used for brewery operations. One third will be bar and tasting area. Food will be served. Jeff Austgen is the owner of this property. At this time there was a discussion regarding who owns all the other property in the area. Per the Town Attorney a legal description of the property should be submitted. At this time questions were asked about what the facility is currently being used for. Per Mr. Austen the facility is used for storage, trucks and equipment it has no refractory material inside. There being no further questions from the board Mr. Kuss made a motion to grant Mr. Austen permission for a Public Hearing on a Special Use Variance to allow a Microbrewery in a B3 Zoning District. Motion Seconded, All favored motion carried.
2. **Griffith Blvd. Trust, by Jeff Nagel re: 232 Griffith Blvd., requesting permission for a Public Hearing on a use Variance for a residential use in a professional business district.** Mr. Nagel stated the house use to be a dentist's office before the owner passed away. They have had the house on the market as commercial property and no one has been interested in buying. He would like to make the house residential because it is a house and in the neighborhood. At this time there was a discussion regarding trust on the house. There being no further questions

from the Board of Zoning Appeals Mr. Gonzalez made a motion to allow Mr. Nagel permission to Advertise for a Public Hearing on a use Variance for a Residential use in a professional business district at 232 N. Griffith Blvd. with the stipulation that Mr. Nagel has a clear deed. Mr. Kuss seconded the motion. All favored, motion carried.

Communications

None

Bills & Expenditures

A motion was made to approve a claim for the November 20, 2013 Board of Zoning Appeals minute preparation in the amount of \$35.00. The motion was seconded. 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 7:24p.m.

Respectfully Submitted

Tom Wichlinski, Secretary

Jenny Berkemeier, Recording Secretary