

Town of Griffith, Indiana

Board of Zoning Appeals

November 20, 2013

The Board of Zoning Appeals was called to order at 7:08p.m. By Chairman John Mowery with members Carl Kus, Eddie Gonzalez, Tom Wichlinski present. Also present was Building Commissioner Donche Andonov and Town Attorney Brent Torringa. Absent were Board member Ray Elboar and Town Council Liaison Larry Ballah.

The minutes for the October 23, 2013 Board of Zoning Appeals were approved as written

Old Business

1. **New Oberpfalz Brewing by Dan Lehnerer Re: 121 E Main Street; a Public Hearing on a Special Use to allow a micro-brewery in a B2 Zoning District.** All Proofs of Publication have been mailed. Chairman Mowery opened up the Public Hearing. The owner of G&G Hobby Store spoke in favor for the brewery stating Main Street needs more businesses. Mr. Lehnerer stated the tasting room will be the front building about 1800 ft. Seating for about fifty customers will be available. There will be a bar and a limited menu. The rear building will be used for the brewing about 1000 barrels per year. There being no further questions from the Board of Zoning Appeals Chairman Mowery closed the Public Hearing. Mr. Kus made a motion to allow a Favorable Recommendation for a Special Use Variance in a B2 Zoning District for a brewery and tasting room located at 121 E. Main. Eddie Gonzalez seconded the motion. All Favored, Motion carried. Mr. Kuss also made a motion to instruct our attorney to prepare a Finding of Facts for the above issue. Eddie Gonzalez seconded the motion. All favored, motion carried.

New Business

1. **AT&T Wireless Extension on Water tank, West Avenue B. Requesting a Public Hearing on a Developmental Variance on antenna height.** Representing AT&T was Derek McGrew. Per Mr. McGrew the extension of the antenna on the water tank is necessary to avoid wireless interference with the existing antennas on the water tank. AT&T Wireless desires to use existing structures whenever they are available rather than build new structures. Another positive with this project is it will bring revenue to the Town of Griffith. The ordinance at this time is 8ft. The new extension will be 12-15ft higher. At this time there are two other existing antennas, the new extension will have no effect on their signal. There being no further questions from the Board of Zoning Appeals Carl Kuss made the motion to grant permission for

a Public Hearing for AT&T wireless on a Development Variance regarding antenna extension at West Avenue B water tank. Eddie Gonzalez seconded the motion. All favored, motion carried.

Communications

The December 2013 Board of Zoning Appeals meeting will be on December 18, 2013 due to the Holidays.

Bills & Expenditures

A motion was made to approve a claim for the October 23, 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 7:21p.m.

Respectfully Submitted

Tom Wichlinski, Secretary

Jenny Berkemeier, Recording Secretary