

Town of Griffith, Indiana

Board of Zoning Appeals

June 27, 2010

The Board of Zoning Appeals was called to order at 7:07p.m. by Chairman John Mowery with members Carl Kus, Eddie Gonzalez, Ray Elboar and Tom Wichlinski present. Also present was Building Commissioner Donche Andonov, Town Council Liaison Larry Ballah and Town Attorney Brent Tarringa.

The minutes for the May 22, 2013 Board of Zoning Appeals were approved as written.

**New Business**

1. Patricia Troxel re: 1034 E. Glen Park Ave; appealing an administrative decision with respect to a circular drive. Miss Troxel stated she is appealing the decision by the Building Commissioner regarding the circular drive she would like to put in front of her house. Mr. Mowery asked if any maps had been submitted. Per the Building Commissioner maps had been submitted but had no calculations in regards to any variances that would be needed that is why she was denied. Mr. Mowery explained if the board reverses the decision a detail drawing would have to be submitted and it would be determined if the driveway could be put in without any variances or if variances would be needed. At this time there was a discussion regarding how close driveway would be to steps, width, how far from house and sidewalk. A motion was made to reverse the appeal for the circular driveway. The motion was seconded. All favored, motion carried.
2. Sud City Express Wash, 1637 W. 45<sup>th</sup> Ave. by Clint Johnson; requesting permission for a Public Hearing for a Special Use to allow a B4 Use (motor vehicles sales) in a B3 Zoning District. Per Mr. Johnson he would like to get proper Zoning for cars to be sold at the carwash. He owns a dealership in Rensselaer and would like to close that shop. There would be about 10 cars on lot. The signage would not change. There would be an increase in employment. Security would be alarm system and Griffith Police. There would be no mechanic, he uses someone else, just detailing would be done on this property. There being no further questions from the Board, Mr. Kus made the motion to allow Mr. Johnson of Sud City Express Car Wash permission to Advertise for a Public Hearing for a Special Use to allow a B4 Use in a B3 Zoning District. The motion was seconded. All favored, motion carried.
3. Batteries Unlimited Inc. re: 110 W. Main St. by Daryle Gates; requesting permission for a Public Hearing for a Special Use to allow a B3 Use (battery sales) in a B2 Zoning District. Per Mr. Gates, his business is the leader in the recycling of batteries and is also a distributor of new product that includes batteries for automotive, cellular phone, emergency lighting, motorcycle, marine batteries down to watch batteries and alkaline batteries. He will continue to have his business in Addison, IL as his central hub and warehouse/distribution center. What he envisions for the location at 110 W. Main St., is just a retail center for him to be able to sale product as well as take in any recyclable product that consumers are trying to recycle that is a battery. A van will pick up from this location daily, so scrap product will not be staying at this location any length of time. There being no further questions from the Board of Zoning Appeals, Mr. Kus made the motion to allow Batteries Unlimited Inc. of 110 W. Main St. permission for a Public Hearing for a Special Use to allow a B3 in a B2 Zoning District. The motion was seconded. All favored, motion carried.
4. Love of Learning re: 717 N. Elmer St. by Jennifer Wathen; requesting permission for a Public Hearing for a Special Use to allow a Pre-school. Zoning is R2. Per Ms. Wathen, they would like to open a Pre-School Learning Center. This particular location was a Day Care facility before but was made into a single family residential. Sarah Wathen will be running the Pre-school Center. She has a 10 year certification record. There will be a maximum of 80 children. At this time there was a discussion regarding traffic safety, the fence that will be put in, security, parking for special events. The hours of operation will be Monday thru Friday, 6:00am to 6:30pm. There will be two teachers in every room. There being no further questions from the Board of Zoning Appeals, Mr. Wichlinski made a motion to grant Love of Learning of 717 N. Elmer permission for

a Public Hearing for a Special Use to allow a Pre-school in an R2 Zoning. The motion was seconded. All favored, motion carried.

5. New Overpfalz Brewing, LLC, 117 & 121 E Main St. by Dan Lehnerer, requesting permission for a Public Hearing for a Special Use to allow a Micro-Brewery in a B2 Zoning District. Per Mr. Lehnerer, the buildings that are on the site now are not usable so they will be demolished and a new building will be erected. At this time there was a discussion regarding the new building, parking, the product (beer) how many barrels on site. There being no further questions from the Board of Zoning Appeals, Mr. Kus made a motion to grant New Overpfalz Brewing, LLC of 121 & 117 E. Main permission to advertise for a Public Hearing regarding a Micro-Brewery in a B2 Zoning District. With the stipulation that if he needs any additional variances he will need later, will be subject to change at that time. The motion was seconded. All favored, motion carried.

### **Communications**

Govert Body Shop will be celebrating their 30<sup>th</sup> anniversary on Saturday June 29<sup>th</sup> from 6pm to 11pm. There will be food and beverages. The Board of Zoning Appeals is invited.

### **Bills and Expenditures**

A motion was made to approve a claim for the May 22, 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 7:52pm.

Respectfully Submitted

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Tom Wichlinski, Secretary

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Jenny Berkemeier, Recording Secretary