

Town of Griffith
Board of Zoning Appeals

May 22, 2013

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

The minutes of the April 24, 2013 Board of Zoning Appeals meeting were approved as written.

OLD BUSINESS

Item #1 Joe & Robin Pokropinski, d.b.a. Pokro Brewing Company re: 311 N. Broad; a Public Hearing for a Special Use to allow a Micro Brewery in a B2 Zoning District.

Mr. Pokropinski appeared before the Board. Mr. Mowery questioned if proof of publication and mailings were in order. Mr. Andonov stated all legal requirements have been met. Mr. Mowery then opened up the Public Hearing portion of the meeting. Mr. Pokropinski stated he is seeking approval to open a micro brewery with tasting room. The beer will be brewed on premises and ½ gallon growlers will be available for purchase. Mr. Mike Kitzmiller; 121 Raymond stated he is in favor of the petitioner's request. Ms. Barbara Schweitzer; 315 N. Broad St. stated she is against the proposal. Mr. Tom Schweitzer; 315 N. Broad St. also stated he is against the request. Ms. Schweitzer questioned if there will be a smell omitted from the brewing. Mr. Pokropinski stated the brewing actually smells like bread baking. Ms. Schweitzer also questioned if there will be delivery trucks on a regular basis. Mr. Pokropinski stated the beer is brewed on location in the garage area and there will not be any smoke. Mr. Kus asked for an explanation of the brewing process. Mr. Pokropinski explained that it is similar to seeping tea and the smell is comparable to bread baking. Mr. Wichlinski asked how many barrels will be processed a week. Mr. Pokropinski stated he will produce 3 barrels a week; 31 gallons per barrel. Each barrel will take approximately 15 hours. Mr. Wichlinski asked what part of the day this will be done. Mr. Pokropinski stated he will start the brewing in the early afternoon then shifting to the morning. Mrs. Schweitzer asked what the appeal is for this type of business. Mr. Wichlinski stated Crown Point has some breweries that are near residential homes, as well. Mr. Gonzalez asked what the proposed business hours will be. Mr. Pokropinski stated he will only be open on weekends. Mr. Wichlinski stated 3 barrels is a small amount per week. Mr. Wichlinski continued in asking if customers will be able to "carry out". Mr. Pokropinski stated once customers have tasted the beer and decided on one they like, they may fill up growlers and those can be taken out of the brewery. Mr. Wichlinski asked if it is steel tap beer. Mr. Pokropinski stated it is. Mrs. Schweitzer asked if there is any type of hazard. Mr. Pokropinski stated there is not. Mr. Pokropinski continued in stated that each tank holds 93 gallons and there will be 4 to 5 flavors to chose from. Mrs. Schweitzer asked how many people will be employed. Mr. Pokropinski stated he and his wife will be operating the business. Mr. Wichlinski asked how big the tasting room is. Mr. Pokropinski stated it is approximately 700 sq. ft. with the possibility of the back room being used as a banquet room. Mr. & Mrs. Schweitzer withdrew their objection. Mr. Elbaor asked that if the business is ever closed, it should be restored back to its original condition. Mr. Pokropinski agreed. Mr. Elbaor asked if the property has been purchased or is being leased. Mr. Pokropinski stated he will be leasing the property from the Gatlin's. Mr. Elbaor asked if there are plans for signage. Mr. Pokropinski stated he doesn't have anything yet, but the signage will be simple. Mr. Wichlinski asked if patrons will be able to bring their own containers and have them filled with the brew. Mr. Pokropinski stated that was correct. Mr. Pokropinski also stated he has the special brewing license that is required. No further remonstrators appeared before the Board. Mr. Mowery then closed the Public Hearing portion of the meeting. ***Mr. Elbaor made a favorable recommendation*** to the Town Council for Joe & Robin Pokropinski, d.b.a. Pokro Brewing Company; 311 N. Broad for a Special Use to allow a Micro Brewery in a B2 Zoning District ***seconded by Mr. Wichlinski. All favored, motion carried.*** Mr. Schwerd made a point of order requesting the Board make a motion to adopt the prepared Findings of Fact and allow Chairman, Mowery to sign them on behalf of the Board. ***Mr. Kus made a motion*** to adopt the prepared Findings of Fact for Joe & Robin Pokropinski, d.b.a. Pokro Brewing Company, 311 N. Broad St. and also allow Chairman Mowery to sign them on behalf of the Board ***seconded by Mr. Gonzalez. All favored, motion carried.***

Item #2 T&I Investment Group by Nenad Tomic re: 131 Gatlin Drive; a Public Hearing on a Developmental Variance with respect to minimum required side yard setback. Zoning is II.

Mr. Nenad Tomic; 9201 Kardel Dr., St. John, IN appeared before the Board. Mr. Mowery questioned if proof of publication and mailings are in order. Mr. Andonov stated all legal requirements have been met. Mr. Mowery then opened up the Public Hearing portion of the meeting. Mr. Tomic stated he is seeking a 10 ft. side yard variance to gain parking at the south side of the property. No remonstrators appeared before the Board. Mr. Mowery then closed the Public Hearing portion of the meeting. ***Mr. Kus made a motion*** granting a Developmental Variance with respect to minimum side yard requirement to T&I Investment Group by Nenad Tomic; 131 Gatlin Drive ***seconded by Mr. Gonzalez. All favored, motion carried. Mr. Wichlinski then made a motion*** to allow Chairman Mowery to adopt and sign Findings of Fact for T&I Investment Group; 131 Gatlin Drive on behalf of the Board ***seconded by Mr. Kus. All favored, motion carried.***

NEW BUSINESS

None

COMMUNICATIONS

None

BILLS AND EXPENDITURES

Mr. Elbaor made a motion to approve a claim for the April 24, 2013 Board of Zoning Appeals minute preparation in the amount of \$35.00 ***seconded by Mr. Wichlinski. 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 7:23 p.m.

Respectfully Submitted

Tom Wichlinski, Secretary

Veronica L. Horka, Recording Secretary