

Town of Griffith
Plan Commission
January 21, 2019

The January 21, 2019 Plan Commission meeting was called to order at 7:00 p.m. by Chairman, Larry Ballah with members Rob Bubala, Stan Dobosz, Dave Maglish, and Rick Ryfa. Also present was Town Attorney; Joe Svetanoff, Plan Commission Engineer; Jake Dammarell, and Building Commissioner; Steve McDermott. Absent was member Tony Hobson.

Minutes from the December 17, 2018 meeting were approved as written.

ELECTION OF OFFICERS

Mr. Bubala made a motion for Larry Ballah to remain Chairman seconded by Mr. Dobosz. All favored, motion carried. Mr. Maglish made a motion for Mr. Bubala to remain Vice Chairman seconded by Mr. Dobosz. All favored, motion carried. Mr. Maglish made a motion for Mr. Dobosz to remain Secretary seconded by Mr. Bubala. All favored, motion carried.

OLD BUSINESS

Item #1 Turnberry Phase 2 by Chris Kovich of Komark, LTD. No further communication from the petitioner.
Mr. Bubala made a motion to continue Turnberry Phase 2 by Chris Kovich to the February 18, 2019 meeting seconded by Mr. Dobosz. All favored, motion carried.

Item #2 David Zielke/Oakwood Condo Association, 545 N. Oakwood Ave., Apt #6. Requesting to rezone the property from R2; Single Family Residential to R4; Multi Family Residential. This item is continued.
Mr. Dobosz made a motion to drop David Zielke/Oakwood Condo Association, 545 N Oakwood Ave., Apt #6 seconded by Mr. Bubala. Mr. Ryfa stated he would like the Plan Commission to forward correspondence of this item to the Town Council. Mr. McDermott stated he would take care of it. All favored, motion carried.

NEW BUSINESS

Item #1 Central States Tower, LLC by Bryan Donley of Insite LLC. Preliminary Site Plan Review to upgrade the light standard to a telecommunications tower at Wiggs St. & Pine St. (GHS Baseball Field).

Mr. Bryan Doney appeared before the Commission. Mr. Donley stated the proposed light standard will be capable of holding up to 3 wireless telecommunication carriers. Mr. Ballah asked if this item had been heard before the Board of Zoning Appeals. Mr. Donley stated they have granted permission to advertise at the February meeting. Mr. Ballah asked if an agreement has been set. Mr. Donley stated it has and the utility easement is in place. Mr. Ballah asked if the tower will be self-collapsing. Mr. Donley stated if the Town prefers, it can be done. Mr. Ballah asked what size the proposed tower will be. Mr. Donley stated it will be 130' total (125' tower with a 5' lighting rod). Mr. Ryfa asked if the tower will be more than 30' - 40' away from the bike path. Mr. Donley stated it would. Mr. Maglish asked at what point the tower becomes collapsible. Mr. Donley stated it would depend on the design, could collapse in ½ or in 3rds. Mr. Dammarell stated the tower is not allowed in a residential area. The petitioner will also have to request a Change of Use, as well as, Site Plan Review before the Plan Commission. Mr. Ballah asked when this project is scheduled to begin. Mr. Donley stated he was unsure. Mr. Dobosz made a motion granting Preliminary Site Plan review to Central States Tower, LLC by Bryan Donley to upgrade the light standard to a telecommunications tower at Wiggs St. & Pine St. (GHS Baseball Field) seconded by Mr. Ryfa. Mr. Bubala abstained from voting due to his place of employment. All other members favored, motion carried.

COMMUNICATIONS

None.

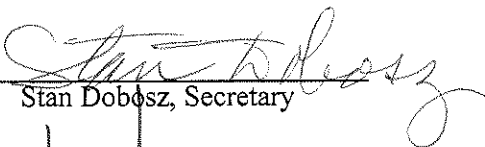
BILLS AND EXPENDITURES

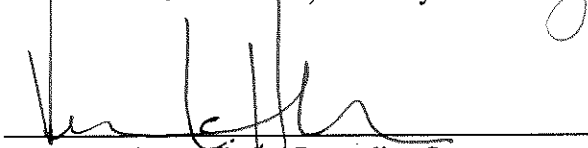
Mr. Dobosz made a motion to approve a claim for the meeting held December 17, 2018 in the amount of \$65.00 seconded by Bubala. All favored, motion carried.

ADJOURNMENT

There being no further business to come before the Plan Commission, a motion was made and seconded to adjourn. The meeting was adjourned at 7:19 p.m.

Respectfully Submitted


Stan Dobosz, Secretary


Veronica L. Horka, Recording Secretary