

Town of Griffith
Plan Commission
April 15, 2019

The April 15, 2019 Plan Commission meeting was called to order at 7:20 p.m. by Vice Chairman; Rob Bubala with members Stan Dobosz, Jim Marker, and Rick Ryfa. Also present was Town Attorney; Joe Svetanoff, Plan Commission Engineer; Jake Dammarell, and Building Commissioner; Steve McDermott. Absent was Larry Ballah and Dave Maglish.

Minutes from the April 2, 2019 special meeting were approved as written.

OLD BUSINESS

Item #1 Turnberry Phase 2 by Chris Kovich of Komark, LTD.

Mr. McDermott stated he had spoken with Mr. Kovich. He is still working on the project and is seeking a continuance. ***Mr. Dobosz made a motion*** to continue Turnberry Phase 2 by Chris Kovich of Komark, LTD to the May 20, 2019 meeting ***seconded by Mr. Ryfa. All favored, motion carried.***

Item #2 New Oberpfalz Brewing at 121 E. Main St., by Dan Lehnerer. Final Site Plan Review for a brewery addition.

Mr. Lehnerer; business owner and Mr. Tom Kuhn; architect appeared before the Commission. Mr. Kuhn explained the concerns mentioned at the last meeting regarding the ramp and its compliance with ADA. The plans have been revised with additional grades. The ramp is considered to be more of a sloped walk with landings and 4" curbs. There was then discussion regarding curbs vs. grass. Mr. Dammarell explained that the town needs to know what is planned. Mr. Kuhn stated there will be grass. Mr. Kuhn mentioned there were questions regarding light poles. There will only be wall mounted lighting that will cover the parking lot. The parking stalls will remain. There is a 10" storm drain that the town has installed. The catch basin will be used as needed. Mr. Dammarell stated that does meet regulations and is okay. Mr. McDermott questioned if the proposed door will swing towards the sidewalk/stairs. Mr. Kuhn stated they will cater to the ramp (5'2" landing with a recessed door). Mr. Ryfa asked if the parking stalls are 9x19. Mr. Kuhn stated the revised drawing shows 20' deep. Mr. Ryfa asked if there is an issue with 19'. Mr. Lehnerer stated G&G Hobbies does not have an issue with his lot. He does not foresee any issues, and the building doesn't protrude. Mr. Ryfa asked what the parking stall size will be. Mr. McDermott stated the town ordinance requires a 20' stall. Mr. McDermott asked if the property is on three parcels. Mr. Lehnerer stated it is. Mr. McDermott asked if he had considered combining the lots. Mr. Lehnerer stated he had not. Mr. Dammarell stated there is a subdivision process to combine all the lots into a one lot subdivision. Mr. McDermott stated the town has a minor subdivision committee which may be an option. Mr. McDermott added that the lot lines are not provided. Mr. Lehnerer said he will combine all lots into one parcel. ***Mr. Marker made a motion*** granting final site plan review to New Oberpfalz Brewing at 121 E Main St., by Dan Lehnerer for a brewery addition ***seconded by Mr. Ryfa. All favored, motion carried.***

Item #3 Jeff Austgen; 1210 E Main St. Final Site Plan Review for the construction of a business park.

Mr. Austgen appeared before the Commission. Mr. Dammarell stated, since the last meeting, there has been additional information provided regarding storm water, but the site still has issues. Mr. Austgen stated he was unaware. Mr. McDermott stated there is a written follow-up from the meeting with Mr. Austgen. Mr. Dammarell questioned the intended use of the other buildings and stated the stormwater may be configured differently. Mr. Austgen stated the proposed first building is an A3 occupancy for a gymnast facility and the S1 occupancy will be storage and the other 3 buildings are currently undecided. Mr. McDermott questioned the parking situation and if there would be storage of vehicles within the S1 portion. Mr. Austgen stated the S1 is just storage of pieces/parts and no vehicles would be stored inside. Mr. McDermott stated that the recent proposal of occupancies for the building brings up other concerns about the amount of parking needed. Mr. McDermott also stated that parking may need to be adjusted due to emergency exits and overhead doors. Mr. Austgen stated a couple of the doors on the west side aren't needed and the south overhead door for the gymnast facility is for loading of equipment only as parking could exist in front of it. Mr. McDermott asked if the front of the building would be offices, Mr. Austgen stated it will be a large waiting room for the parents. There will be a 20' opening to view the gymnasts. Mr. Ryfa questioned the stormwater. Mr. Dammarell stated during a 100 year flood event (depending on the duration and intensity) the plans show the storm sewer is shallow and backs up into a shallow reservoir, then uses part of the parking lot as rainwater storage. Mr. Dammarell also stated the current system is designed to release .5 cubic feet per second is 2½ times the Town's storm water ordinance and requirement of a release rate of .2 cubic feet per second. The solution to that is either to raise the site, use underground detention or eliminate a building. Any of those options would provide the detention needed. Mr. Marker asked how close the calculations are. Mr. Dammarell stated the calculations of .5 cubic feet per second came from Mr. Austgen's engineer. Mr. Dammarell stated other projects that have been held to the ordinance and forced to install larger detention areas. Mr. Ryfa asked how the water currently flows. Mr. Austgen stated water flows north to the old railroad parcel. Mr. Ryfa asked if there is flooding. Mr. Austgen stated he hasn't had any issues. Mr. Ryfa asked what the timeline is for the second, third, and fourth buildings. Mr. Austgen stated he would like to start them within a year after the first, and be fully developed within three years. Mr. Austgen asked if raising the building pad to 18" would help. Mr. Dammarell stated it wouldn't affect the release rate. Mr. Ryfa asked about flooding the parking lot. Mr. Dammarell stated that is addressed in the report by McMahon. Mr. Dammarell then asked if the existing buildings will be demolished before construction begins. Mr. Austgen stated the building will exist while the first building is under construction. Mr. Dammarell asked if there are plans for the stormwater installations with the existing buildings. Mr. Austgen stated it wouldn't be affected, the building will only be used to house material for the new build. Mr. McDermott questioned how the overhead and man doors relate to parking, total parking emergency access, exits, etc. Mr. Dammarell agreed with Mr. McDermott's concerns. Mr. Dammarell stated the addition of parking blocks also pushes the vehicle further back and reducing the overall aisle width. The cubic foot release rate and occupancy issue is unknown, but is best to change now, rather than later. Mr. Ryfa stated he would like the letter dated, April 10, 2019, sent to McMahon and asked if the comments are still

relevant. Mr. Dammarell went thru the letter aloud with Mr. Austgen. It was determined drainage was a major concern. **Mr. Ryfa made a motion** granting final site plan review to Jeff Austgen; 1210 E Main St. for the construction of a business park, contingent upon the approval of the town engineer and building commissioner's review of final drainage plans, parking, emergency access, and exits **seconded by Mr. Marker**. Mr. Marker added that if final acceptable drainage plans haven't been completed by the next meeting, Mr. Austgen should appear at the May 20, 2019 Plan Commission meeting. **All favored, motion carried**. Mr. Dammarell stated the revised plans must have a date approved stamp. Mr. Ryfa included the town should also receive the final plans electronically.

NEW BUSINESS

Item #1 Absolute Ortho; 242 N. Griffith Blvd. Site Plan Review for Change of Use.

Mr. Brian Pollack; owner, appeared before the Commission. Mr. Pollack stated he recently purchased the building and runs his business from there. He orders orthodontic supplies and ships them to orthodontist offices and dentist offices. All items are shipped, there is no foot traffic. Mr. Pollack stated he has three employees. There are nine parking spaces, and no company vehicles. **Mr. Dobosz made a motion** granting Absolute Ortho; 242 Griffith Blvd. final site plan approval for change of use **seconded by Mr. Marker**. **All favored, motion carried**.

COMMUNICATIONS

None.


BILLS AND EXPENDITURES

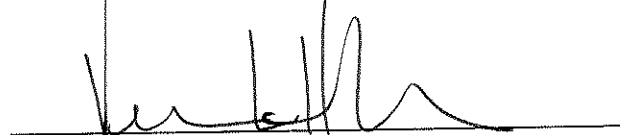
Mr. Dobosz made a motion to approve a claim for the meeting held April 2, 2019 in the amount of \$65.00 **seconded by Mr. Marker**. **All favored, motion carried**.

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 8:22 p.m.

Respectfully Submitted


Stan Dobosz, Secretary


Veronica L. Horka, Recording Secretary