

The May 20, 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, Jim Marker and Rick Ryfa. Also present was Town Attorney; Sheri Bradtke McNeil, Plan Commission Engineer; Jake Dammarell, and Building Commissioner; Steve McDermott.

Minutes from the April 15, 2019 meeting were approved as written.

#### OLD BUSINESS

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

Mr. Ryfa stated the existing sidewalk in certain areas are an issue and there are still discussions regarding future development. Mr. Dammarell stated there have been suggestions regarding the sidewalk but no solutions. Mr. Ryfa asked if Mr. Kovich has recently reached out on the issue. Mr. Dammarell stated he has not. The issue is that the sidewalks are misaligned, they go around a Nipsco box and a tree. A suitable solution may be to remove the tree. Mr. McDermott stated the plans presented to the Plan Commission for approval, were not followed. The sidewalks at Turnberry are okay, the NIPSCO transformer is on the property line. Mr. Ballah asked if removing the tree would allow for the sidewalks to align. Mr. Ryfa stated they would not and questioned if the change is significantly different from the PUD. **Mr. Ryfa made a motion** to recommendation that the sidewalks shall be connected, the adjacent tree is removed (near the NIPSCO box), the sidewalk shall be 5', sloped, and a wheelchair pad installed **seconded by Mr. Marker. All favored, motion carried.** Mr. Ryfa asked Mr. McDermott to notify Mr. Kovich of the Plan Commissions decision.

##### Item #2 Jeff Austgen; 1210 E Main St. Continued-Final Site Plan Review for the construction of a business park.

Mr. Austgen appeared before the Commission. Mr. Austgen stated the previous parking and stormwater issues have been addressed. Revisions have been submitted. The sidewalk will go from the east side to the front and along the back. There were questions regarding the mandoor. Two have been removed. The revised stormwater detention will be on the north side and the main is between the buildings. Mr. Ballah asked if all four buildings will be done at once or in phases. Mr. Austgen stated he prefers to construct all 4, but starting off with only 1 will be okay. Mr. Ballah informed Mr. Austgen that the issue is that the occupancy is unknown. That has an impact on the required parking. Mr. Austgen stated he would prefer to get moving on the project so splitting the project into phases is better. **Mr. Maglish made a motion** granting Final Site Plan Approval to Jeff Austgen; 1210 E Main St. to extend phase 1 line to the east of phase 2. The configuration of retention at the north side is adequate for phase 1 without the underground water storage. If it is determined that it is not adequate, underground storage will be required **seconded by Mr. Bubala.** Mr. Ryfa asked how much additional parking there is at the adjacent parking lot. Mr. Austgen stated there are 40-50 spaces. Mr. Austgen added that the SWIPP approval has been submitted. **All favored, motion carried.**

#### NEW BUSINESS

##### Item #1 MacCarb; 308 Industrial Drive by Adam McCarthy. Site Plan Review for Change of Use to open a beverage gas distribution center (CO2, Nitrogen, Helium, Beer Gas).

Mr. McCarthy appeared before the Commission. Mr. McCarthy stated his business sells CO2 to restaurants and the hospitality industry. The business will be relocating from Elgin, IL. Mr. Ballah asked if he services hospitals as well. Mr. McCarthy stated he does not. Ninety percent of the business is restaurants. Mr. McCarthy added that he is registered with the FDA. Mr. Ballah asked if he owned the building on Industrial Dr. Mr. McCarthy stated he rents from Mr. Ed Dykstra. Mr. McDermott stated permission from the property owner is needed before the business opens. Mr. Maglish questioned the tank sizes. Mr. McCarthy stated they are 60,000 pounds with ballards around the backside. Mr. McDermott stated the tanks are non-flammable, under pressure. Mr. Dammarell asked where the tanks are filled. Mr. McCarthy stated the trucks back up to the location. **Mr. Bubala made a motion** granting preliminary site plan approval to MacCarb; 308 Industrial Drive to open a beverage gas distribution center **seconded by Mr. Marker. All favored, motion carried.** Mr. McCarthy then asked the Commission to suspend the rules and grant final site plan approval. Mr. Ryfa then made a motion to suspend the rules for final approval, **seconded by Mr. Bubala. All in favor, motion carried.** **Mr. Bubala then made a motion** to grant final site plan review for Change of Use to MacCarb; 308 Industrial Drive by Adam McCarthy to open a beverage gas distribution center **seconded by Mr. Dobosz. All favored, motion carried.**

#### COMMUNICATIONS

None.

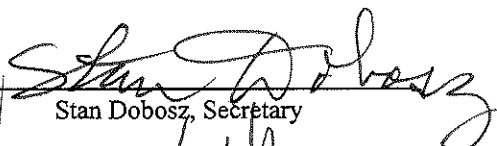
#### BILLS AND EXPENDITURES


**Mr. Bubala made a motion** to approve a claim for the meeting held April 15, 2019 in the amount of \$65.00 **seconded by Mr. Dobosz. 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 7:52 p.m.

Respectfully Submitted

  
Stan Dobosz, Secretary

  
Veronica L. Horka, Recording Secretary.