

Town of Griffith  
Plan Commission  
June 17, 2019

The Plan Commission meeting was called to order at 7:03 p.m. by Chairman Larry Ballah with members Dave Maglish, Stan Dobosz, Rob Bubala, Rick Ryfa, and Jim Marker. Also present was Building Commissioner; Steve McDermott, Town Attorney; Sheri Bradtke-McNeil, and Plan Commission Engineer; Jake Dammarell.

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

**OLD BUSINESS**

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

Rick Ryfa stated Mr. Kovich is working with developers to complete 30 plus homes, he has been in communication with the Building Department. *Stan Dobosz motioned to continue seconded by Jim Marker. All favored, motion carried.*

**NEW BUSINESS**

**Item #1 Edward Dykstra, 214 S. Lindberg. Preliminary Site Plan Review for the construction of a new pole barn.**

Mr. Dykstra appeared before the Commission requesting a Preliminary Site Plan Review. Mr. Dykstra stated he would like to construct a 3000 square foot pole barn, which would be used for personal storage. Rick Ryfa questioned if there would be any drainage issues with neighbors, Mr. Dykstra confirmed the neighbors would not be effected. Dave Maglish questioned if there would be paving around the building. Mrs. Dykstra explained there are no plans now for paving, but possibly in the future. *Mr. Ryfa made a motion to approve Mr. Dykstra's request for Preliminary Site Plan Review, Seconded by Mr. Dobosz. All favored, motion carried.* Rick Ryfa made the suggestion to Mr. Dykstra to ask for suspension of rules and request Final Approval contingent on the Board of Zoning approval. Mr. Dykstra then requested suspension of rules for final approval contingent on the BZA approval. *Mr. Ryfa motioned for a suspension of rules to allow Final Site Plan Approval contingent on the BZA, seconded by Mr. Bubala.* Roll call was then taken. Mr. Ballah; in favor, Mr. Maglish; in favor, Mr. Dobosz; in favor, Mr. Bubala; in favor, Mr. Ryfa; in favor, and Mr. Marker; in favor. *All favored, motion carried. Mr. Marker motioned to approved Mr. Dykstra's request for Final Site Plan Review, contingent on BZA approval, seconded by Mr. Dobosz. All favored, motion carried.*

**Item #2 Richard Hanft; 130 N. Broad St. Preliminary Site Plan Review for a change of Use to open a Butcher Shop.**

Mr. Hanft stated that he has an offer on the property at 130 N. Broad St. contingent on site renovations. Mr. Hanft is requesting permission to install 4 – 8X10 refrigerator shipping containers that would be located in the rear of the property to be used during deer season. Mr. Hanft explained that wild game processing cannot be done at the same location as retail, therefore these shipping containers would be used during hunting season. Mr. Ryfa questioned trash removal and space for the dumpster. Mr. Hanft explained the Health Department controls trash removal and all trash containers will be in an enclosed locked area, which there is room for. Mr. Maglish asked about the elevation of the coolers in which Mr. Hanft stated that they will be 30" off the ground by piers and skirting. *Mr. Bubala motioned to approved Preliminary Site Plan Review, seconded by Mr. Ryfa. All favored, motion carried.* Mr. Ryfa explained to Mr. Hanft that the Plan Commission will not be monitoring the business. That will be carried out by the Building Department and the Health Department. Mr. Ballah suggested Mr. Hanft request a suspension of the rules and ask for Final Approval based on BZA approval. Mr. Hanft requested the Plan Commission suspend the rules. *Mr. Ryfa motioned to approve suspension of the rules to allow Final Approval based on BZA approval, seconded by Mr. Dobosz. All favored, motion carried.* Roll call was then taken. Mr. Ballah; in favor, Mr. Maglish; in favor, Mr. Dobosz; in favor, Mr. Bubala; in favor, Mr. Ryfa; in favor, and Mr. Marker; in favor. *All favored, motion carried. Mr. Bubala motioned to approve Mr. Hanft's request for Final Site Approval, contingent on BZA approval seconded by Mr. Dobosz. All favored, motion carried.*

**COMMUNICATIONS**

None.

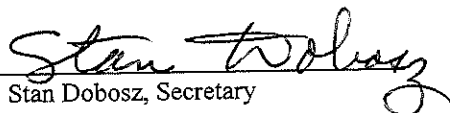
**BILLS & EXPENDITURES**

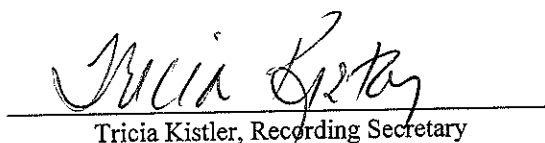
*Dave Maglish motioned to approve a claim for the meeting held April 24, 2019 in the amount of \$65.00, motion withdrawn due to the fact the claim was not present. Continued to the July meeting.*

**ADJOURNMENT**

There being no further business to come before the Plan Commission a motion was made and seconded to adjourn. The meeting adjourned at 7:24 p.m.

Respectfully Submitted,

  
Stan Dobosz, Secretary

  
Tricia Kistler, Recording Secretary