

Town of Griffith  
Plan Commission  
July 15, 2019

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

Minutes from the June 17, 2019 meeting were approved as written.

**OLD BUSINESS**

**Item #1 Turnberry Phase 2 by Chris Kovich of Komark, LTD. The petitioner has requested to be removed from the agenda.**

Mr. McDermott stated he has spoken with Mr. Kovich and he has requested to be removed from the agenda. *Mr. Ryfa made a motion to remove Turnberry Phase 2 by Chris Kovich of Komark, LTD seconded by Mr. Dobosz. All favored, motion carried.*

**NEW BUSINESS**

**Item #1 New Supplies; 211 W. Main St. Preliminary Site Plan Review to construct three buildings in an I1 zoning district (light industrial).**

Mr. Don Torrenga; Engineer, appeared on behalf of New Supplies. Mr. Torrenga distributed plans to Commission members explaining the petitioner would like to expand and construct 3 new buildings. There are currently 2 buildings with existing retention/detention. Most of the asphalt currently drains into the detention area. The new buildings will be constructed of steel. Mr. Torrenga also informed the Commission that the BZA has been made aware of the project and a request for public hearing has been made for the August meeting, if necessary. Although, it is likely the proposed location of the buildings will not change. Mr. Aurelio stated he would like to verify with the Fire Dept. that they are satisfied with plans. Otherwise, the location will remain as proposed. Mr. Ryfa asked if there has been comment from the Fire Department yet. Mr. Torrenga stated there has not. Mr. Aurelio stated he was unaware at a previous meeting with the Building Commissioner, and Engineer, but there are 2 fire hydrants present at the rear of the building. Mr. Dammarell asked about a plan for the parking layout. Mr. Aurelio stated he will send that over. Mr. Torrenga added that the asphalt is not currently pitched for proper drainage. There will be 3' wide V shaped swales. Mr. Dammarell also mentioned the need for a landscape plan adjacent to the trail. Mr. Dammarell added that the size of pipe on the east side and detention are adequate. Although, in the past, nearby residents have complained about water, so the Town needs to make sure the pump system is in fact adequate and has been addressed. Mr. Ballah asked who owns the pumps. Mr. Aurelio stated they are owned by New Supplies, under another LLC. Mr. Ryfa asked how many parking spaces are required by ordinance. Mr. Aurelio stated he will need 50-60 spaces. Mr. McDermott added that the required parking is nominal because it will possibly be based on storage occupancy. *Mr. Bubala made a motion granting Preliminary Site Plan Approval to New Supplies; 211 W. Main St., to construct three buildings in an I1 zoning district seconded by Mr. Dobosz. All favored, motion carried.*

**COMMUNICATIONS**

None.

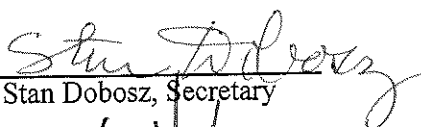
**BILLS AND EXPENDITURES**

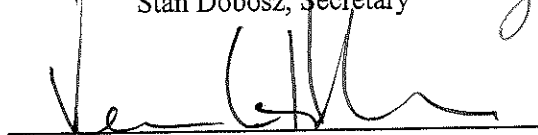
*Mr. Bubala motioned to approve a claim for the meeting held June 17, 2019 in the amount of \$65.00 seconded by Mr. Ryfa. All favored, motion carried.*

**ADJOURNMENT**

There being no further business to come before the Plan Commission a motion was made and seconded to adjourn. The meeting adjourned at 7:16 p.m.

Respectfully Submitted

  
Stan Dobosz, Secretary

  
Veronica L. Horka, Recording Secretary