

Town of Griffith
Plan Commission
November 18, 2019

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

The minutes from the October 21, 2019 meeting were approved as written.

OLD BUSINESS

None.

NEW BUSINESS

Item #1 New Supplies Co., Inc./Aurelio LLC. 211 W. Main St. Requesting permission to advertise for a Public Hearing to re-subdivide the property (turning 1 lot into a 5 lot subdivision). Property is zoned II-Light Industrial.

Mr. Don Torrenga; Engineer, and Mr. Mike Aurelio; property owner, appeared before the Commission. Mr. Torrenga stated a new plat has been made available showing the intention of the five lot subdivision is to match the previously approved layout (approx. 2008) of 5 new buildings. Lot #1 will now be separated into 5 lots, with individual parcel numbers with available ingress/egress. Lot #2 currently has a house on it. Mr. Ballah asked if engineering has begun. Mr. Torrenga stated the utility engineering has not. Mr. Ryfa stated he would like to plan for the future and take care of plan commission needs all at once, instead of making the petitioner continue to come before the board. Mr. Torrenga stated he recently responded to a list of items from Butler, Fairman, and Seufert. *Mr. Marker then made a motion* granting New Supplies Co., Inc./Aurelio LLC. 211 W. Main St. permission to advertise for a Public Hearing to re-subdivide the property *seconded by Mr. Dobosz. All favored, motion carried.*

Item #2 Resolution #2019-38 of the Town of Griffith Plan Commission approving amendments to the Declaratory Resolutions approved and adopted by the Town of Griffith Redevelopment Commission. Mr. Stassin made a motion approving Resolution #2019-38 of the Town of Griffith Plan Commission approving amendments to the Declaratory Resolutions approved and adopted by the Town of Griffith Redevelopment Commission *seconded by Mr. Dobosz. All favored, motion carried.*

COMMUNICATIONS

None.

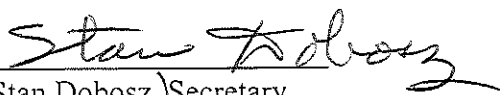
BILLS AND EXPENDITURES


Mr. Marker motioned to approve member and recording secretary claims for meetings attended in 2019, in the amount of \$2,465.00. Motion seconded by Mr. Dobosz. All favored, 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 7:23 p.m.

Respectfully Submitted


Stan Dobosz, Secretary


Veronica L. Horka, Recording Secretary

RESOLUTION NO. 2019- 38

**RESOLUTION OF THE TOWN OF GRIFFITH PLAN COMMISSION APPROVING
AMENDMENTS TO THE DECLARATORY RESOLUTIONS APPROVED AND
ADOPTED BY THE TOWN OF GRIFFITH REDEVELOPMENT COMMISSION**

WHEREAS, the Town of Griffith Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for the Town of Griffith, Indiana (the "Town"); and


WHEREAS, pursuant to IC 36-7-14, as amended (the "Act"), the Town of Griffith Redevelopment Commission (the "Redevelopment Commission") previously adopted and amended a Declaratory Resolution (the "EDA Declaratory Resolution") establishing an economic development area (the "Economic Development Area") and an Allocation Area therein designated as the "Downtown Griffith Redevelopment District" (the "Original Downtown Allocation Area"), as expanded in 2015 (the Original Allocation Area, as so expanded, the "Downtown Allocation Area") in the Town; and

WHEREAS, the Commission has previously adopted and confirmed resolutions (collectively, the "RDA Declaratory Resolution") (the EDA Declaratory Resolution and the RDA Declaratory Resolution, collectively, the "Declaratory Resolutions") which established and expanded an area needing redevelopment (the "Redevelopment Area") (the Redevelopment Area and the Economic Development Area, collectively, the "Areas"), designated certain portions thereof as allocation areas pursuant to Section 39 of the Act, including one which is known as the Cline Avenue Redevelopment Area Allocation Area (the "Cline Avenue Allocation Area"), and another known as the Griffith Mall Redevelopment Area Allocation Area (the "Mall Allocation Area") and approving the Griffith Amended Redevelopment Plan for the Areas (the "Plan"); and

WHEREAS, on November 18, 2019, the Redevelopment Commission approved and adopted a Resolution (the "2019 Resolution") amending the Declaratory Resolutions and the Plan by (i) expanding the Economic Development Area to include the entire Town outside the existing Redevelopment Area, (ii) re-characterizing the Redevelopment Area as an "economic development area," (iii) consolidating the expanded Economic Development Area and the Redevelopment Area, as re-characterized, into a single economic development area designated as the "Consolidated Griffith Economic Development Area," (iv) removing the parcels listed in Exhibit A-1 attached thereto (the "2019 Downtown Parcels") from the Downtown Allocation Area and simultaneously adding the 2019 Downtown Parcels back into the Downtown Allocation Area, (v) removing the parcels listed in Exhibit A-2 attached thereto (the "2019 Cline Parcels") from the Cline Avenue Allocation Area and simultaneously adding the 2019 Cline Parcels back into the Cline Avenue Allocation Area, (vi) expanding the Downtown Allocation Area to include the area described on Exhibit B attached thereto (the "2019 Expansion Allocation Area") within the existing Economic Development Area, (vii) consolidating the Cline Avenue Allocation Area and the Mall Allocation Area into a single allocation area designated as the "Consolidated Cline/Mall Allocation Area," (viii) extending the expiration date of the Original Downtown Allocation Area to 25 years after the date on which the first obligation is incurred, as permitted by Section 39(b) of


SO RESOLVED BY THE TOWN OF GRIFFITH PLAN COMMISSION this 18th day of November, 2019.

TOWN OF GRIFFITH
PLAN COMMISSION



President

ATTEST:



Secretary

DMS 15493611v1