

Town of Griffith
Plan Commission Special Meeting
April 2, 2019

The April 2, 2019 Special Plan Commission meeting was called to order at 5:02 p.m. by Chairman, Larry Ballah with members Rob Bubala, Stan Dobosz, Dave Maglish, Jim Marker, and Rick Ryfa. Also present was Town Attorney; Joe Svetanoff, Plan Commission Engineer; Jake Dammarell, and Building Commissioner; Steve McDermott.

Minutes from the March 18, 2019 meeting were approved as written.

OLD BUSINESS

Item #1 Restaurant Depot 611, 613, 615, & 627 E. Ridge Rd. Public Hearing to rezone the properties to a B3 zoning district.

Mr. Brian Grassa of Cedarwood Development, Inc. appeared before the Commission. Mr. Ballah asked if all public hearing requirements have been met. Attorney Svetanoff stated all legal requirements were in order. Mr. Grassa then explained the properties are under contract to purchase. The current zoning is both B3 & R4. The proposal is to rezone all four lots to a B3; General Business Zoning. The proposed use will be a 55,000 square foot building, with parking in front and delivery at the rear for Restaurant Depot. Mr. Ballah then opened up the Public Hearing portion of the meeting.

Ms. Carol Quigley; 608 39th Ln., stated she is against the rezoning. Ms. Quigley is concerned about the added noise another business will bring to the neighborhood.

Ms. Delois Shepherd; 710 39th Ln., stated she is against the rezoning. Ms. Shepherd is worried about the close proximity to her home.

Mr. Ballah clarified that this meeting is only for the rezoning of the lots. The methods of operations will be heard during a future site plan review meeting. Mr. Ryfa stated the lots in question are partially zoned for business. Mr. McDermott confirmed the lots are split zoned. The front of the lots are B3; General Business, while the rear of the lots are R4; Multi-Family Residential.

Mr. Keith Betts; 1436 N. Elmer, stated he is against the rezoning.

With no further remonstrators, Mr. Ballah then closed the Public Hearing portion of the meeting. Mr. Ryfa stated the zoning should have been corrected years ago. The petitioner, Restaurant Depot, is known to be a good corporate neighbor. There will be a Site Plan meeting which will address other issues. The development will bring \$6-7 million dollars to Griffith, which does positively impact the Town and may have an effect on Griffith Park Plaza and future development. Mr. Maglish asked how far back the proposed will go to the property line. Mr. Grassa stated all drawings are conceptual, it appears the development may be 185' from the north property lines. The formal site plans are still being developed. Attorney Svetanoff mentioned Restaurant Depot will accommodate nearby neighbors. With the front of the lots being zoned B3, it has been foreseen as business development. Mr. Ryfa made a favorable recommendation to Town Council to rezone 611 E. Ridge Rd. to a B3 zoning seconded by Mr. Bubala. Mr. Ryfa asked what would happen if Restaurant Depot falls thru? Would the zoning remain or convert back? Mr. McDermott stated it would then become legal non-conforming. All favored, motion carried.

Mr. Dobosz made a favorable recommendation to Town Council to rezone 613 E. Ridge Rd. to a B3 zoning seconded by Mr. Maglish. All favored, motion carried.

Mr. Marker made a favorable recommendation to Town Council to rezone 615 E. Ridge Rd. to a B3 zoning seconded by Mr. Dobosz. All favored, motion carried.

Mr. Bubala made a favorable recommendation to Town Council to rezone 627 E. Ridge Rd. to a B3 zoning seconded by Dobosz. All favored, motion carried.

Mr. Ryfa stated final rezoning decision is made by the Town Council. This item will be heard this evening, at the April 2, 2019 Town Council meeting. Mr. Ballah asked that Findings of Fact be prepared. Attorney Svetanoff stated they are completed and ready for Town Council.

NEW BUSINESS

None.

COMMUNICATIONS

None.

BILLS AND EXPENDITURES

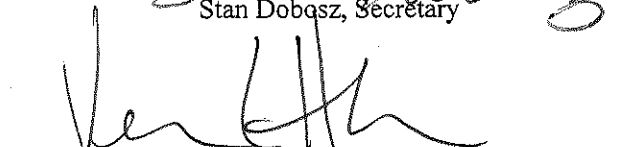
Mr. Dobosz made a motion to approve a claim for the meeting held March 18, 2019 in the amount of \$65.00 seconded by Mr. Maglish. All favored, motion carried.

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 5:21 p.m.

Respectfully Submitted


Stan Dobosz, Secretary


Veronica L. Horka, Recording Secretary

**TOWN OF GRIFFITH
PLAN COMMISSION**

REQUEST BY PETITIONER, RESTAURANT DEPOT,
LOCATED AT 611 EAST RIDGE ROAD (PARCEL NO. 45-07-26-204-005.000-006),
GRIFFITH, INDIANA, FOR A CHANGE IN ZONING FROM B-3/B-4 TO B-3.

FINDINGS OF FACT

1. That on April 2nd, 2019, Petitioner appeared through its representatives for a public hearing on its Petition to change the zoning of the above-mentioned property from B-3/B-4 to B-3. After Attorney Joseph C. Svetanoff advised the Board that all notices, publications and postings were in order, the Chairman then opened the public comment portion of the hearing for the change in zoning so the Petitioner can construct and conduct a retail business on this and other adjoining parcels.
2. That Petitioner explained through its Representatives at the public hearing the proposed change in zoning and the type of proposed use to be located on said parcels.
3. That there being Three (3) remonstrator(s) who made comment during the public comment portion of the hearing, the Chairman then closed the hearing to public comment.
4. That to obtain a zoning change the Petitioners are required under the Town of Griffith Zoning Ordinance and the Indiana Code §36-7-4-603, to demonstrate the following:
 - a) The request is consistent with the comprehensive plan;
 - b) The current conditions and the character of current structures and uses in each district will be maintained because the structures have been built or will be built to the applicable standards;
 - c) The zoning change for this property does contain the most desirable uses for which the land can be adapted because the redevelopment of the property should not negatively impact the surrounding residential uses;
 - d) The proposed zoning change will preserve the conservation of property values throughout the Town because the land will be developed to current standards and will be in active use; and
 - e) The change in zoning of the property, is more compatible with the surrounding properties and reflects responsible growth and development.
5. That as set out in the Town of Griffith Zoning Ordinance, the Board must make a recommendation to the Town Council by issuing a favorable, unfavorable, or no recommendation to grant the requested Change in Zoning. Board Member, Mr. Ryfa moved for a FAVORABLE recommendation to the Town Council. The Motion was seconded by Board Member, Bubala.

6. That the Board then made the following Findings of Fact:

- a. The request made by this Petitioner is consistent with the comprehensive plan, in that, the zoning will remain consistent with business;
- b. The current conditions and the character of current structures and uses in each district of this Petitioner will be maintained because the structures have been built or will be built to the applicable standards;
- c. The zoning change for the property of this Petitioner does contain the most desirable uses for which the land can be adapted because the redevelopment of the property should not negatively impact the surrounding residential uses;
- d. The proposed zoning change for this Petitioner will preserve the conservation of property values throughout the Town because the land will be developed to current standards and will be in active use; and
- e. The change in zoning of the property for this Petitioner from B-3/B-4 to B-3, is more compatible with the surrounding properties and reflects responsible growth and development.

These Findings of Fact are approved and adopted this 2 day of April 2019.

TOWN OF GRIFFITH
PLAN COMMISSION


Chairman, Larry Ballah

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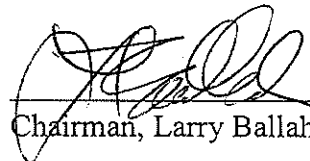
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5. That as set out in the Town of Griffith Zoning Ordinance, the Board must make a recommendation to the Town Council by issuing a favorable, unfavorable, or no recommendation to grant the requested Change in Zoning. Board Member, Mr. Dobosz moved for a FAVORABLE recommendation to the Town Council. The Motion was seconded by Board Member, Maglish.

6. That the Board then made the following Findings of Fact:

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6. That the Board then made the following Findings of Fact:

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