

The February 17, 2020 Plan Commission meeting was called to order at 7:01 p.m. by Chairman; Larry Ballah with members Rob Bubala, Stan Dobosz, Rick Ryfa, and Larry Stassin. 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 January 20, 2020 meeting were approved as written.

#### OLD BUSINESS

**Item #1 Three Brothers Renwald Partnership, LLC; 315 W. 35<sup>th</sup> Ave., by Attorney Nathan Vis. Public Hearing to rezone the property to a B3 (General Business), zoning classifications. Property is currently zoned R3 (Single to Four Family Residential).**

Attorney Nathan Vis, along with owners Ed Renwald, and Tom Renwald Sr., appeared before the Commission. Attorney Vis stated the petitioners have outgrown their current Highland location, and would like to expand their event catering. The location in question was a Dr.'s office for over 10 years. The proposed B3 zoning is similar to zoning of nearby businesses. There are plans to clean up the property including planting arborvitaes, which will help increase the property value. Mr. Ballah questioned the location. Attorney Vis stated the property sits on 2 parcels. Mr. Ballah then asked if the public hearing requirements had been met. Attorney Svetanoff stated all legal requirements were in order and any approval should be contingent upon return of all green cards from the certified mailing. Mr. Ballah then opened up the public hearing portion of the meeting. No remonstrators appeared before the Commission. Mr. Ballah then closed the public hearing portion of the meeting. Mr. Ballah asked if the Highland location would remain open. Mr. Renwald stated it will not. **Mr. Stassin made a favorable recommendation** to the Town Council for Three Brothers Renwald Partnership, LLC to rezone the property at 315 W. 35<sup>th</sup> Ave. to a B3 (General Business), zoning classification. **Motion seconded by Mr. Dobosz. All favored, motion carried.** Attorney Svetanoff stated he will prepare Findings of Fact.

**Item #2 Michael A. Alvarez; 234 S. Broad St. Public Hearing to rezone the property to a R2 (Single Family Residential) zoning classification. Property is currently zoned B2 (Central Business).**

Mr. Michael Alvarez appeared before the Commission. Mr. Alvarez stated when he purchased the property over 14 years ago he was unaware the property was zoned business. The request for rezone has come up because the house is for sale and the potential buyer is having trouble with insurance under a business zoning. Mr. Ballah asked if Mr. Alvarez lives there now. Mr. Alvarez stated he does not. Mr. Ballah then asked if the public hearing requirements had been met. Attorney Svetanoff stated all legal requirements were in order, but there are 15 unreturned green cards. Any approval should be contingent upon return of all green cards from the certified mailing. Mr. Alvarez then turned in one of the missing cards. Mr. Ballah then opened up the public hearing portion of the meeting. No remonstrators appeared before the Commission. Mr. Ballah then closed the public hearing portion of the meeting. **Mr. Ryfa made a favorable recommendation** to the Town Council for Michael A. Alvarez to rezone the property at 234 S. Broad St. to a R2 (Single Family Residential), zoning classification. **Motion seconded by Mr. Bubala. All favored, motion carried.** Attorney Svetanoff stated he will prepare Findings of Fact.

#### NEW BUSINESS

**Item #1 Cedarwood Development; 611, 613, 615, 627 E. Ridge Rd., by Premier Design Group. Preliminary Site Plan Review for the construction of Restaurant Depot. Property is zoned B3; General Business**

Mr. Matt Fogarty of Premier Design Group, and Mr. Gary Stiglitz of Restaurant Depot appeared before the Commission. Mr. Fogarty stated the 4.5 acre site will house a 54,000 square foot building. There is survey data still being worked on. Mr. Ballah asked if the engineering review had been received and if he had been in contact with town engineers, Butler, Fairman & Seufert, Inc. Mr. Fogarty stated he had received the review and has no issues addressing the list provided. Mr. Ryfa asked how many parking spaces will be available. Mr. Fogarty stated there will be 166 spaces. Mr. Ballah asked how that number was decided on. Mr. Fogarty stated the use is both retail and warehouse, so given the parking required for both of those uses, and what the projected use is, 166 spaces seemed like a fair number. Mr. Ryfa asked how many employees there will be. Mr. Stiglitz stated there will be 50-65 employees total. They will not all be there at the same time. Mr. Ballah asked what the business hours will be. Mr. Stiglitz stated they will be open Monday-Friday 7am – 6pm, Thursday is a late night being open till 7pm, Saturday 7am – 4pm., Sunday 9am – 2/3pm. Mr. Ballah asked how many employees will be there at one time. Mr. Stiglitz stated 20-25 employees. Mr. Ballah asked how many deliveries are expected in a day. Mr. Stiglitz stated they have trailer deliveries of a maximum 20/day or as low as 15/day. Delivery hours Monday-Saturday between 6am – 4pm (none after 6pm), and rarely on Sundays. Mr. Dobosz asked how many outlets onto Ridge Road there will be. Mr. Fogarty stated there will be one for semi-trucks, and one for vehicles. Mr. Ballah asked if there will be a stop light at the eastern entrance. Mr. Dammarell stated originally there were talks about one, but nothing recently. Mr. Ryfa stated the Town will work with Restaurant Dept if the need for one arises. Mr. Ryfa asked what the construction timeline is. Mr. Fogarty stated they would like to begin within 90-120 days. **Mr. Bubala made a motion** granting Cedarwood Development; 611, 613, 615, 627 E. Ridge Rd., Preliminary Site Plan Approval for the construction of Restaurant Depot. **Motion was seconded by Mr. Stassin. All favored, motion carried.**

**Item #2 Djuro Bjedov; 331 N. Broad St., by Ivica Markovic. Preliminary Site Plan review for Change of Use to open a transportation (dispatch, safety and accounting) office. Property is zoned B2; Central Business**

Mr. Ivica Markovic appeared before the Commission. Mr. Markovic first stated he has power of attorney to speak for Mr. Bjedov. He continued in stating he has a signed lease agreement to open a dispatch center. The truck yard is located at 801 E. Main St. The first floor will be used as office space, no rear parking will be allowed, there will be a driver's lounge. Hours will during the "off season" will be 4 hours with 1-4 employees, during "busy season" hours can be 14+ a day with up to 10 employees. The office is currently being ran out of 645 Moraine Trace, Unit 43, in Schererville. The business is market based so working hours each day and the number of employees will vary. Mr. Ballah asked if drivers will sleep there. Mr. Markovic stated they will not. There will only be a lounge. If drivers need to sleep they can do so in their truck cab at 801 E. Main St. Mr. Ryfa asked if occupancy had ever been granted for the address in question. Property owner, Valentina Mitreska, stated they have only done cosmetic work. Mr. Ryfa asked if there was any structural work done. Ms. Mitreska stated there has not. Mr. Ryfa asked if there are any outstanding violations on the property. Ms. Mitreska stated there are not. Mr. Markovic asked if the downtown parking could be utilized by his employees. Mr. Ryfa stated it is public parking, but if an issue arises with the amount

**TOWN OF GRIFFITH  
PLAN COMMISSION**

REQUEST BY PETITIONER, THREE BROTHERS RENWALD PARTNERSHIP, LLC,  
LOCATED AT 315 W. 35<sup>TH</sup> AVENUE, GRIFFITH, INDIANA,  
FOR A CHANGE IN ZONING FROM R-3 TO B-3.

**FINDINGS OF FACT**

1. That on February 17, 2020, Petitioner appeared through its representatives for a public hearing on its Petition to change the zoning of the above-mentioned property from R-3 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 conduct a retail business on this parcel.
2. That Petitioner explained through its Representative at the public hearing the proposed change in zoning and the type of proposed use to be located on said parcel.
3. That there being no 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. Stassin moved for a FAVORABLE recommendation to the Town Council. The Motion was seconded by Board Member, Mr. Dobosz. The vote then was taken with a unanimous approval.

**TOWN OF GRIFFITH  
PLAN COMMISSION**

REQUEST BY PETITIONER, MICHAEL A. ALVAREZ,  
LOCATED AT 234 S. BROAD STREET, GRIFFITH, INDIANA,  
FOR A CHANGE IN ZONING FROM B-2 TO R-2.

**FINDINGS OF FACT**

1. That on February 17, 2020, Petitioner appeared for a public hearing on its Petition to change the zoning of the above-mentioned property from B-2 to R-2. 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 lease out the residential structure.
2. That Petitioner explained at the public hearing the proposed change in zoning and the type of proposed use to be located on said parcel.
3. That there being no 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. The vote then was taken with a unanimous approval.