

Town of Griffith
Plan Commission
March 16, 2020

The March 16, 2020 Plan Commission meeting was called to order at 7:04 p.m. by Chairman; Larry Ballah with members Rob Bubala, Dave Maglish, 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 Stan Dobosz, and Jim Marker.

Minutes from the February 17, 2020 meeting were approved as written.

OLD BUSINESS

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

Petitioner was not present. Mr. Ballah stated the Commission is still able to discuss the item. Mr. Dammarell stated the revised plans were received today. Their engineers have been communicating with BF&S, the Plan Commission could make final site plan approval contingent upon final engineering review. Mr. Ryfa asked if Cedarwood Development had received the list of items from the BF&S review. Mr. Dammarell stated it could be sent, they are working on the back easement. *Mr. Ryfa made a motion* granting Final Site Plan approval contingent on final approval from town engineer *seconded by Mr. Bubala. All favored, motion carried.*

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

Mr. Ballah stated the petitioner has withdrawn his application. *Mr. Ryfa made a motion* to drop Djuro Bjedov; 331 N. Broad St. from the agenda *seconded by Mr. Stassin. All favored, motion carried.*

NEW BUSINESS

Item #1 National Furniture Liquidators; 200-216 E. Ridge Rd., by Tommie Saylor. Change of Use to open a retail furniture store. Property is currently zoned B3; General Business.

Mr. Tommie Saylor appeared before the Commission. Mr. Saylor stated he would like to open a furniture store, then presented a land survey. Mr. Ballah stated the parking ordinance requires enough spaces for 50 vehicles. Mr. Saylor stated he has enough parking. Mr. Ryfa asked if furniture sales is the first choice or are there other possible options. Mr. Saylor stated he currently operates 2 furniture locations in Chicago, Griffith is an expansion. There are negotiations to purchase the property based on the Commission's decision. The petitioner stated he is also looking at spaces in Merrillville. There will be some delivery trucks, mostly a showroom. Mr. Ryfa asked if the furniture will be rented or purchased. Mr. Saylor stated the furniture will be purchased. Mr. Maglish asked if there will be storage containers on site. Mr. Saylor stated he may have event trailers on occasion. *Mr. Ryfa made a motion* granting Change of Use to National Furniture Liquidators; 200-216 E. Ridge Rd., for the use of a retail furniture store. *Motion seconded by Mr. Bubala. All favored, motion carried.*

Item #2 Viking Transportation, Inc.; 2021 N. Griffith Blvd., #A by Cedomir Aleksic. Change of Use to operate a transportation company with repair shop. Property is currently zoned I1; Light Industrial.

Mr. Aleksic appeared before the Commission. Mr. Ballah asked if the business is already in operation at the location in question. Mr. Aleksic stated he has been at this location for a year. Mr. Ballah questioned recent complaints of parked trucks blocking roads and exits. Mr. Aleksic stated he was unaware of the issue. Mr. Ballah stated he needs to inform his employees. Mr. Aleksic stated he has 51 trucks going back and forth. Mr. Ryfa asked when he became aware that he was working without a business license. Mr. Aleksic stated he found out 3-4 months ago. Mr. Ryfa stated the issue with trailers will be addressed at the Town Council level. Mr. Ryfa asked Mr. Aleksic how he was going to gain control of the parking issue. Mr. Aleksic stated it will go thru his safety department and explained at orientation. Mr. Ryfa asked if the Town issued tickets had been resolved. Mr. Aleksic stated he was unsure and would have to check with his office. Mr. Aleksic asked if the Town could place no parking signs. Mr. Ryfa explained that Mr. Aleksic needs a plan on how he will address the parking issues, information on the pending tickets, and a valid business license is required. Mr. Aleksic asked if he could call his office for information on the tickets. Mr. Ryfa stated the Commission will hear the next petitioner and come back to Mr. Aleksic once done.

Mr. Aleksic stated he has spoken with his Secretary, she has copies of checks for the payment of 4 tickets. Mr. Ryfa explained that the Commission will need copies of the payment made, and a written plan for truck parking. Mr. Ryfa stated Mr. Aleksic could work with the Town regarding signage. Mr. Ryfa questioned if the petitioner could be granted permission to operate until the next meeting because the Business License Application has been submitted. Attorney Svetanoff stated that would be okay. *Mr. Ryfa granted* a temporary Change of Use to Viking Transportation, Inc.; 2021 N. Griffith Blvd., #A until the next Plan Commission meeting to discuss the parking issues, tickets, parking plan, signage and verified compliance by the Building Commissioner and/or Code Enforcement Officer. *Motion was seconded by Mr. Bubala. All favored, motion carried.*

Item #3 Bruder's Inc.; 1827 - 1831 W. Glen Park Ave., by 45th Street Real Estate Ventures, LLC. Preliminary Site Plan Review for outdoor dining and customer use. Property is currently zoned B3; General Business.

Mr. Tod Trivunovic; owner, appeared before the Commission. Mr. Trivunovic stated he would like to build an enclosed awning at the front of his business for patrons to eat and drink. Mr. Trivunovic stated he has submitted written permission from the landlord. The sidewalk will still be accessible. Mr. Trivunovic also stated he is adding a walk-in cooler at the rear of the building. At this time drawings were submitted to the Commission. The entrance to the front addition will be from the interior of the business not the exterior. There will not be any changes to the parking lot. Mr. Ballah questioned the existing poles/beams, as well as, ADA compliance for the sidewalk. Mr. Trivunovic stated the addition is ADA compliant,

there is an accessible 5' sidewalk. Mr. Ryfa asked what material will be used and how the addition will be attached to the concrete pad. Mr. Trivunovic stated he has a contractor on site that will ensure it will be built to code. Mr. Stassin asked if the addition has been approved by the landlord. Mr. Trivunovic stated it has. Mr. Stassin also asked if there will be live music and dining in the space. Mr. Trivunovic stated his customers can dine there, but there will not be music. Mr. Ryfa asked if smoking will be allowed. Mr. Trivunovic stated there is no smoking inside, but they are unsure if they will allow smoking outside. Mr. Stassin asked if the proposal has gone before the BZA for Public Hearing. Mr. Trivunovic stated he is in the process. *Mr. Ryfa made a motion granting Preliminary Site Plan Review seconded by Mr. Stassin. All favored.* Mr. Ryfa asked Mr. Dammarell if there are any engineering issues. Mr. Dammarell stated he would like to see the dimensions of the cooler at the rear of the building. Mr. McDermott stated it is all together. *All favored, motion carried.* Mr. Trivunovic then requested suspension of the rules for Final Site Plan approval. *Mr. Bubala made a motion to suspend the rules, seconded by Mr. Ryfa.* Roll call was then taken. Mr. Ballah; in favor, Mr. Bubala; in favor, Mr. Maglish; in favor, Mr. Ryfa; in favor, and Mr. Stassin; in favor. *Motion carried to suspend the rules 5/0. Mr. Ryfa made a motion granting Final Site Plan Approval contingent upon BZA approval and review/approval of the town engineer. Motion seconded by Mr. Stassin. All favored, motion carried.*

COMMUNICATIONS

None


BILLS AND EXPENDITURES

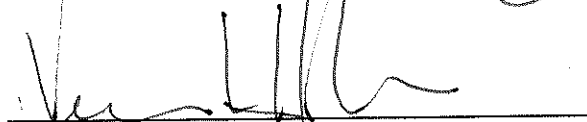
Mr. Bubala made a motion to approve a claim for the meeting held February 17, 2020 in the amount of \$65.00 seconded by Mr. Maglish. All favored, motion carried.

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 7:47 p.m.

Respectfully Submitted


Stan Dobosz, Secretary


Veronica L. Horka, Recording Secretary