

Town of Griffith
Plan Commission
May 18, 2020

The May 18, 2020 Plan Commission meeting was called to order at 7:03 p.m. by Chairman; Larry Ballah with members Rob Bubala, Rick Ryfa, Larry Stassin, Stan Dobosz, and Jim Marker. Also present was Attorney Bob Schwerd, Plan Commission Engineer; Jake Dammarell, and Building Commissioner; Steve McDermott. Absent was member Dave Maglish.

Minutes from the March 16, 2020 meeting were approved as written.

OLD BUSINESS

Item #1 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 II; Light Industrial. This item is a continuation of the March 16th meeting.

Mr. Aleksic appeared before the Commission. Mr. Aleksic started by addressing each of the Commission's concerns from the March 16th meeting by presenting cancelled checks from tickets received, distributing a floor plan, safety policy, parking plan, and emails sent to employees of the new policies put in place. The semi parking will now be at a lot in Hammond, trucks are only allowed to park to drop off paperwork. Also, "No Parking" signs have been ordered. Mr. Dobosz questioned who will be responsible for enforcing the parking regulations. Mr. Ballah stated it will be the Griffith Police Department or Building Commissioner. Mr. Ballah thanked Mr. Aleksic for his efforts in presenting the Commission with all the documents requested. **Mr. Bubala made a motion** granting Viking Transportation, Inc.; 2021 N. Griffith Blvd., #A a Change of Use to operate a transportation company with repair shop, with the understanding that if there is a parking violation, the Police Department, Building Commissioner, and/or Code Enforcement Officer should present that to the Plan Commission, and the petitioner, Viking Transportation, will have to reappear before the Plan Commission. **Motion was seconded by Mr. Marker. All favored, motion carried.**

NEW BUSINESS

Item #1 Precision Controls Systems, Inc., by James Billard; 405 E. Ridge Rd. Preliminary Site Plan Review for the addition of a parking lot and temporary office trailer.

No one appeared on behalf of Precision Controls Systems. Mr. McDermott explained the request for a temporary office trailer for personnel, due to COVID19. **Mr. Ryfa made a motion** granting Preliminary Site Plan Approval to Precision Controls Systems, Inc., by James Billard; 405 E. Ridge Rd. to place a temporary office trailer for the duration of 12 months. **Motion was seconded by Mr. Dobosz. All favored, motion carried.**

Item #2 NWI Produce; 225-227 N. Broad St., by Job Gomez. Site Plan Review for Change of Use to open a produce market and juice bar.

Mr. Job Gomez of NWI Produce appeared before the Commission. Mr. Gomez stated he has decided to change the name of his business from NWI Produce to Produce Hut & Juice Bar. Mr. Gomez stated his purchase is pending the Town's approval. Mr. Stassin asked what type of produce will be sold. Mr. Gomez stated he will sell fresh fruits and vegetables. Mr. Schwerd stated he has reviewed the purchase agreement, and it appears to be in order. Mr. Ryfa asked what the proposed business hours will be. Mr. Gomez stated he plans to be open 6 days a week, 9:00 a.m. – 6:00 p.m. Mr. Ballah asked if the business will be seasonal or year round. Mr. Gomez stated he will be open throughout the entire year. **Mr. Ryfa made a motion** granting a Change of Use to Produce Hut & Juice Bar; 225-227 N. Broad St., by Job Gomez to open a produce market and juice bar. **Motion was seconded by Mr. Stassin. All favored, motion carried.**

COMMUNICATIONS

None.

BILLS AND COMMUNICATIONS

Mr. Bubala made a motion to approve a claim for the meeting held March 16, 2020 in the amount of \$65.00 **seconded by Mr. Stassin. 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 7:19 p.m.