

Town of Griffith  
Plan Commission  
November 16, 2020

The Plan Commission meeting was called to order at 7:00p.m. by Chairman Larry Ballah with members Rob Bubala, Rick Ryfa, and Larry Stassin. Also present was Attorney; Bob Schwerd, Plan Commission Engineer; Jake Dammarell, and Building Commissioner; Steve McDermott. Absent was Dave Maglish, Stan Dobosz, and Jim Marker.

Minutes from the August 17th, 2020 meeting and August 25th, 2020 special meeting were approved as written.

**OLD BUSINESS**

**Item #1 Restaurant Depot; 611, 613, 615, and 627 E. Ridge Rd. Approval for changes to final site plan.**

Mr. Ballah noted that no one was present from Restaurant Depot to appear before the board. He then asked if anyone from BF&S had any comments about the changes made. Mr. Dammarell read over his general comments for the site, stating they recommend approval but that details of the proposed sign should be provided to the Griffith Building Department for review and approval; the easement width and location for the water main and sanitary sewer should be provided for review and approval by the Town of Griffith; IDEM water main and sanitary sewer permits shall be submitted to the Town of Griffith for review and approval; and the south detention pond is within 25' of garage south of the site, a variance should be acquired to waive the 25' setback requirement. Mr. Ballah asked if they are aware they need a variance, to which Mr. Dammarell responded yes. Mr. Ballah then asked if anyone has any questions. ***Mr. Stassin then made a motion to approve the preliminary site plan. Motion was seconded by Mr. Bubala.*** All in favor motion carried. Mr. Ballah mentioned that they could suspend the rules to give final site plan approval, which the owner has expressed. Mr. McDermott confirmed this. ***Mr. Bubala then made a motion to suspend the rules to give final site plan approval. Motion was seconded by Mr. Stassin.*** Roll call was then taken. Mr. Ballah; in favor, Mr. Bubala; in favor, Mr. Ryfa; in favor, and Mr. Stassin; in favor. ***Motion carried to suspend the rules 5/0. Mr. Ryfa made a motion to grant final site plan approval. Motion was seconded by Mr. Bubala. All in favor motion carried.***

**NEW BUSINESS**

**Item #1 Triple Libra Tattoos; 140 S Broad St. Site Plan Change of Use to operate a tattoo shop.**

Item was postponed.

**Item #2 Wright's Learning Academy; 315 W 35th Ave. Site Plan Change of Use to operate a daycare and learning center.**

No one appeared before the board. ***Mr. Ryfa made a motion for continuance. Motion was seconded by Mr. Stassin. All in favor motion carried.***

**Item #3 Austgen Properties; 801 E Main St. Preliminary Site Plan Review.**

Mr. Ryan Marovich appeared before the board representing Austgen Properties. Mr. Ballah then asked what the intent of tonight's meeting was. Mr. Marovich explained that they want an agreement with the town in regard to the easement on the south side of the property for access or maintenance and not a general utility agreement for private utilities to come in. Mr. Ballah asked if they are asking for an agreement just with the town. Mr. Marovich said yes. Mr. Ballah asked Mr. Schwerd if it's possible to grant just the town access to the easement. Mr. Schwerd said yes. Mr. Ballah asked if they are working with BF&S to which Mr. Marovich responded yes. Mr. Ballah asked if they are waiting for the army crop

approval due to the wetlands. Mr. Marovich said the wetlands have been flagged and a delineation report made, and submitted jurisdictional determination, they are just waiting to hear from the army corp. Mr. Ballah asked if there were any questions. Mr. Ryfa asked if they are looking for preliminary site plan approval. Mr. Marovich said preliminary plan approval if possible. Mr. Ryfa asked if we have enough information to give preliminary site plan approval. Mr. Dammarell said it isn't beyond anything done in the past and they are able to do so. **Mr. Bubala then made a motion** to grant preliminary site plan approval. **Motion was seconded by Mr. Ryfa. All in favor motion carried.**

**Item #4 Tony Terzarial; 1215 E Elm. Requesting permission to advertise for a Public Hearing to rezone the property to a R3 (Single to Four Family Residence District) zoning classification. Property is currently zoned R2 (Single Family Residential).**

Mr. Anthony Terzarial appeared before the board and explained his reason for a request for a Public Hearing. He is wanting to build two paired cottage homes facing North to East Elm St. Mr. Ballah asked what the size for each home would be. Mr. Terzarial said between 1300 to 1500 square feet per home with no basements. Mr. Bubala asked if they will be two stories. Mr. Terzarial said two stories with living space above the garage. Mr. Ryfa asked what the intention of building the homes is. Mr. Terzarial said it is to sell them. **Mr. Bubala then made a motion** to grant permission to advertise for a Public Hearing. **Motion was seconded by Mr. Stassin. All in favor motion carried.**

#### COMMUNICATIONS

None

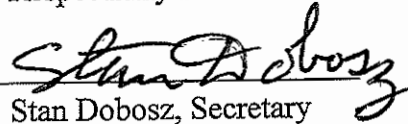
#### BILLS AND EXPENDITURES

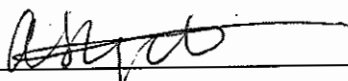
None.

#### 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 7:18.

Respectfully Submitted

  
Stan Dobosz, Secretary



Aubrey R. Stegall, Recording Secretary