

Town of Griffith  
Plan Commission  
August 17, 2020

The August 17, 2020 Plan Commission meeting was called to order at 7:03 p.m. by Vice Chairman; Rob Bubala with members Dave Maglish, Jim Marker, Rick Ryfa, and Larry Stassin,. Also present was Attorney Bob Schwerd, Plan Commission Engineer; Jake Dammarell, and Building Commissioner; Steve McDermott. Absent were members Larry Ballah, and Stan Dobosz.

Minutes from the July 20, 2020 meeting were approved as written.

#### OLD BUSINESS

**Item #1 DEB Holdings, LLC; 2010 Indiana Ave. by Torrenge Engineering, Inc. Final Site Plan Approval for the construction and operation of a tow truck service headquarters. Property is zoned; I1; Light Industrial.**

Mr. Don Torrenge appeared before the Commission. Mr. Torrenge stated he has been working with BF&S on this site. Mr. Torrenge continued in stating the most recent plans reflect that the parking area will be gravel, the total square footage of the building is 14,800. The truck equipment storage area (no truck maintenance), is 11,340 square feet, with the office area up front, 3,460 square feet. There is handi-cap parking on the side of the building. Mr. Marker asked if the trucks in storage are assumed to be damaged. Mr. Torrenge stated that was correct. Mr. Marker stated his concerns with vehicle fluids leaking onto the ground. Mr. Torrenge stated he has spoken with BF&S regarding this issue and there are plans to insert a flex storm pc into the parking lot and another behind the building. This will help with the collection of hydrocarbons. Mr. Maglish asked if the catch basin elevations will be adjusted. Mr. Torrenge stated the elevations show the drainage is directed to the middle of the parking lot, there is a swale that is directed to the grass, and then it will go in the storm sewer at the west of the building, which will end up at the pump station. Mr. Maglish also asked if the proposed fencing will be chain link. Mr. Torrenge stated it will. Mr. Maglish continued in asking if the vehicles will be secured behind fencing too. Mr. Torrenge stated he has spoken with the property owner about that and there are no plans currently to do that, but if the Town prefers it, it can be included. Mr. Ryfa asked what is adjacent to the building in questions. Mr. Torrenge stated Double T Towing is next door. Mr. Stassin stated he felt the addition of fencing would be appropriate. Mr. Ryfa asked what type of building will be constructed. Mr. Torrenge stated it will be an FBI building (metal framing with brick on the exterior). Mr. Ryfa asked what the project value will be. Mr. Torrenge stated he was unsure. **Mr. Ryfa made a motion** to grant Final Site Plan Approval to DEB Holdings, LLC; to construct and operate a tow truck headquarters at 2010 Indiana Ave. contingent upon review and approval of the fence plan by the Town Engineer and/or the Building Commissioner, as well as, obtaining approval by the BZA on a Developmental Variance. **Motion was seconded by Mr. Stassin.** Mr. Marker then asked if the motion should include documentation from IDEM acknowledging their requirements have also been met. At this time there was discussion on whether or not the Town of Griffith should require notice from IDEM or EPA with their approval. Attorney Schwerd stated the Town has not previously gotten involved with those entities. Mr. Ryfa asked for roll call regarding the requirement for IDEM/EPA approvals. Roll call was then taken. Mr. Bubala; in favor, Mr. Maglish; in favor, Mr. Ryfa; opposed, Mr. Stassin; in favor, and Mr. Marker; in favor. **With a 4/1 vote, the motion carried** to include in the motion the need for documentation from IDEM and/or the EPA's approval on this site. Mr. Torrenge asked if the entire parking area will need to be paved. Mr. Ryfa suggested working with the Town Engineer and the Building Commissioner. Mr. Ryfa then asked if the project will be delayed due to the need for IDEM documentation. Attorney Schwerd stated the petitioner will still need to adhere to all IDEM requirements. Mr. Dammarell stated Griffith is an MS4 community and we do need to insure certain criteria have been met. Mr. Dammarell included that IDEM do not give paper permits. Mr. Ryfa asked if they provide anything at all. Mr. Dammarell stated they do not. Part of the MS4 requirement is an end of year report sent by the Town of Griffith, if everything is in order, then it's done. There haven't been any past issues. Mr. Ryfa asked about if an NOI was sent to IDEM along with the site plan approval. Mr. Dammarell stated the SWPP form includes a checklist that is done by the property owner or owner's representative. Mr. Marker again stated his concerns with the possibility of trucks hauling in vehicles that may be leaking things that the town is unaware of and its ability to get into the town water system.

#### NEW BUSINESS

None

#### COMMUNICATIONS

None

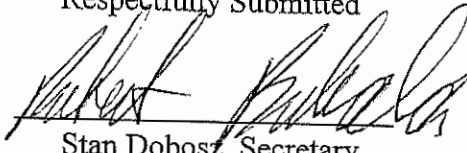
#### BILLS AND EXPENDITURES

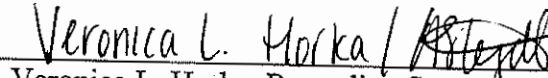
**Mr. Maglish made a motion** to approve a claim for the meetings held July 20, 2020 in the amount of \$65.00 **seconded by Mr. Ryfa. All favored, motion carried.**

#### 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 7:20 p.m.

Respectfully Submitted

  
Stan Dobosz, Secretary

  
Veronica L. Horka, Recording Secretary