

Town of Griffith  
Plan Commission  
December 21, 2020

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

Minutes from the November 12th, 2020 meeting were approved as written.

OLD BUSINESS

**Item #1 Triple Libra Tattoos; 140 S Broad St. Site Plan Change of Use to operate a tattoo shop in a B2 zone. (Appearing in front of BZA. Hearing on Special Use Variance to operate a tattoo shop.)**

Ms. Rosignol appeared before the board and explained her business. She has privacy window clings, will not be advertising, and working by appointment only by herself for the time being. Mr. Ballah mentioned that the BZA commission gave a favorable recommendation on the stipulations that there is; 1) there will be no signage on the building, 2) front windows blocked out and, 3) it will operate by appointment only. Mr. Dobosz asked how she plans to advertise. Ms. Rosignol said she will use social media. Mr. Ballah asked if anyone has any comments of concerns, which no one did.

**Item #2 Tony Terzari; 1215 E Elm. 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. Terzari appeared before the board. Mr. Schwerd said all legal requirements are in order. Mr. Ballah asked Mr. Terzari what he is appearing before the board for. Mr. Terzari mentioned he is building two paired cottage homes valuing approximately \$210,000 - \$225,000 apiece with 3 bedrooms and 2.5 baths, that will not be rented. A remonstrance was made with concern as to what type of home was to be built on the property. Mr. Ballah said a written remonstrance mentioned mailings were not sent out to multiple neighbors to which Mr. Schwerd confirmed they were sent to everyone within 300 feet, including some extra. At this time Mr. Ballah opened the public hearing portion of the meeting.

Resident states that due to the prior home on the property she is happy with the lot remaining empty at this time. She has concerns with parking, space, trash, and those moving into the homes. Mr. Terzari responded that there are garages for each home, as well as 20-30 ft. on each side of the property. Mr. Ryfa brought up the year condemnation started on the property prior, circa ten years ago. He mentioned condemnation took three years and explained the background of the property with regard to Town Council and the police departments efforts. He mentioned they met with the family circa five times in Town meetings and the police department aided.

Mr. Chris Dunn said the concerns will not affect whether the home is single or multi, as long as it's built professionally and properly. No Further remonstrators appeared before the Commission. Mr. Ballah then closed the public hearing portion of the meeting. Mr. Ryfa asked what the lot sizing is. Mr. Terzari said 110ft east to west by 80-85ft north to south. Mr. Ryfa then asked Mr. Terzari to commit to selling the homes to individual owners and not as rentals. Mr. Maglish asked what the footprint on the house will be. Mr. Terzari said approximately 50-55ft wide by 60ft deep, with the garage, as the bedrooms will be upstairs. Mr. Ballah mentioned the commission is not approving but making a recommendation. Mr. Schwerd confirmed this. ***Mr. Bubala made a motion for a favorable recommendation to the Town Council to rezone 1215 E Elm. from an R3 to an R2 zoning classification with the contingency that the property is not sold as a rental property. Motion was seconded by Mr. Dobosz. All in favor motion carried.***

**Item #3 Wright's Learning Academy; 315 W 35th Ave. Site Plan Change of Use to operate a daycare and learning center in a B3 zone.**  
No one appeared before the board. ***Mr. Ryfa made a motion for continuance. Motion was seconded by Mr. Maglish. All in favor motion carried.***

NEW BUSINESS

**Item #1 Fresh Laundromat; 216 E Ridge Rd. Preliminary Site Plan Change of use to operate a laundromat in a B3 zone.**

Mr. Jim Schultz appeared before the board. He explained he wants to turn the empty property into a laundromat. He said it was a pawn shop prior, on a 1.2-acre parcel, with 50 parking spots. They intend to demo the entire space and rebuild. Mr. Ballah asked if there will be employees. Mr. Schultz said yes, they fully attended and are open 6am- 10pm on weekdays, 5am-10pm on weekends and attended from open to close, with laundering services provided by staff or by customers. Mr. Ryfa asked if the services are for commercial or residential use and if there is any room for dry cleaning. Mr. Schultz said that it is for residential use only and that was not room for dry cleaning. Mr. Ballah asked if all utilities are in order to which Mr. Schultz said water is an issue but he has already consulted a contractor and bringing in service on site. Mr. Ryfa asked if he has any architectural drawings of the exterior, to which Mr. Schultz said no, but it will be identical to another building they already have. Mr. Ryfa asked about signage, to which Mr. Schultz said one sign will be over the center entrance, a couple to the left and right, and a large sign for the Pawn shop there prior. Mr. Maglish asked if they will have improvements made for their water discharge, to which Mr. Schultz said yes. Mr. Maglish asked the engineers if there will be any issues. Mr. Dammarell said they need to see the plans where the water tie in will be, sanitary lateral, etc... Mr. Dammarell asked how many units they will have and amount of people inside at one time. Mr. Schultz said typically 40 customers on busy days, but with the pandemic have capped the number to 25 at a time. Mr. Ryfa said he has a concern with traffic flow and asked if there's a way to get to the light on Broad to exit. ***Mr. Bubala made a motion for a Preliminary Site Plan Change of Use. Motion seconded by Mr. Dobosz. All in favor motion carried.*** Mr. Schultz then asked for a suspension of the rules to grant Final Site Plan Approval. ***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. Dobosz; in favor, Mr. Ballah; in favor, Mr. Bubala; in favor, Mr. Ryfa; in favor, Mr. Maglish; in favor, and Mr. Stassin; in favor. ***Motion carried to suspend the rules 6/0. Mr. Bubala made a motion to grant final site plan approval. Motion was seconded by Mr. Stassin. All in favor motion carried.***

**Item #2 Gold Depot; 2051 W Glen Park Ave. Preliminary Site Plan Change of Use to operate a coin shop in a B3 zone.**

Mr. Anthony Tomei appeared before the board. He said they sell gold and silver, and also buy and sell these items as well. Mr. Ballah asked Mr. McDermott if this fits in the zoning, to which he confirmed. Mr. Ballah asked if anyone has any questions. ***Mr. Stassin made a motion to grant Preliminary Site Plan Change of Use. Motion seconded by Mr. Bubala All favored motion carried.*** The commission was asked by the petitioner to suspend the rules to grant final site plan approval. ***Mr. Bubala then made a motion to suspend the rules to grant final Site Plan Change of Use approval. Motion was seconded by Mr. Stassin.*** Roll call was then taken. Mr. Dobosz; in favor, Mr. Ballah; in favor, Mr. Bubala; in favor,

Mr. Ryfa; in favor, Mr. Maglish; in favor, and Mr. Stassin; in favor. *Motion carried to suspend the rules 6/0. Mr. Bubala made a motion to grant final site plan approval. Motion was seconded by Mr. Stassin. All in favor motion carried.*

**Item #3 Crossroads YMCA Inc, Griffith Family YMCA & Early Learning Academy; 1345 N Broad. Preliminary Site Plan Change of Use to operate a daycare, learning center, and fitness center in a R2 zone.**

Mr. Jerry Buckmaster appeared before the board. He is looking for Final Site Plan Change of Use. After being granted approval to use the daycare until completion of tasks stipulated by the Town Council, which have been completed. Mr. Ballah noted there are 62 parking spaces in the lot with 68 total staff. Mr. Buckmaster mentioned 85% of staff is part time so the lot will not be full. The library is being converted into a fitness center as well. Mr. Ballah asked if this is a planet fitness size. Mr. Buckmaster said it is 5,000 sqft. Mr. Ryfa said he is concerned about parking. Mr. Buckmaster said there are around 5 employees working at a time and all teachers are out by 5:30 – 6:00. Mr. Dammarell asked how many students and teachers would be there during the day. Mr. Buckmaster said 12-15 teachers and 60-80 kids during peak day times. Mr. Dammarell said based on the towns parking schedule for a school there would half the spaces for employees (34) and one space for three pupils (80). With 62 spaces they will be right at that mark, though that total does not include the workout area and its traffic. Mr. Buckmaster mentioned an area they can expand for parking if there is an issue. Mr. Ryfa mentioned his concern with parking again at this time and expressed concern with suspending the rules to grant final approval based on this. Mr. Dammarell asked if employee parking can be placed off N Lafayette to park in the rear if needed. Mr. Buckmaster mentioned he said they could. *Mr. Bubala made a motion to grant Preliminary Site Plan Change of Use. Motion seconded by Mr. Maglish.* Mr. Ryfa asked if approved, would they be able to suggest an appropriate amendment for the business plan in case there are issues with parking. Mr. Schwerd said if there are issues raised on the capacity of parking the council can enter into an agreement upon approval. *All favored motion carried.*

**Item #4 Plan Commission resolution approving the Redevelopment Commission's No. 2020-19/Amended 2020-26.**  
*Mr. Bubala made a motion to approve. Motion seconded by Mr. Stassin All favored motion carried.*

**Item #5 Austgen Properties; 801 E Main St. Final Site Plan Review.**

Mr. Ryan Merovich appeared before the board and asked for Final Site Plan approval. Mr. Ballah asked if the Town Engineer's wanted to comment. Mr. Mikos said the outstanding items are the easement, edges around the pond, and wetland determination. Mr. Merovich said that there is a municipally owned sanitary easement along the south side of the property but upon receipt of the title work saw there was an easement recorded circa 1975 that is being looked into. Mr. Mikos asked the order of operation for building. Mr. Merovich said no earlier than spring. Mr. Maglish questioned the wetlands to the north of the property, Mr. Merovich mentioned they are on the property as well as west and south. The ones to the west are split between their property and another; to the south is an extension of a larger area south of the railroad tracks. Mr. Mikos mentioned the retention pond will disturb some of the area of wetland based on the report given by another consultant. Mr. Mikos mentioned the storm quality structure and said they are working on a resolution for this and will pass it along once received. Mr. Ballah asked if BF&S would recommend approval to which Mr. Dammarell said yes. *Mr. Ryfa made a motion to grant Final Site Plan Review contingent upon BF&S approval. Motion seconded by Mr. Maglish. All favored motion carried.*

**COMMUNICATIONS**

None

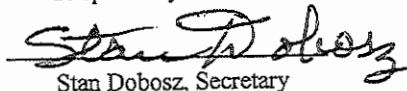
**BILLS AND EXPENDITURES**

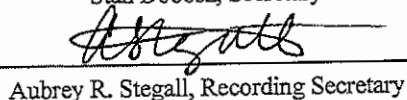
*Mr. Maglish made a motion to approve a claim for the meeting November 16, 2020 in the amount of \$65.00 seconded by Mr. Stassin. All favored, motion carried.*

**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 8:20.

Respectfully Submitted

  
Stan Dobosz, Secretary

  
Aubrey R. Stegall, Recording Secretary