

Town of Griffith
Plan Commission
April 26, 2017

The April 26, 2017 Plan Commission meeting was called to order at 7:00 p.m. by Chairman Larry Ballah with members Rick Ryfa, Ken Ruesken, Dave Maglish, and Stan Dobosz. Also present was Town Attorney; Bob Schwerd, Plan Commission Engineer; Jake Dammarell, and Building Commissioner; Steve McDermott. Absent was Rob Bubala and Tony Hobson,

Minutes from the March 22, 2017 meeting were approved as written.

OLD BUSINESS

Item #1 912 Avenue H by Nick Georgiou and Carlos Ruiz. Preliminary Site Plan Approval to construct an industrial warehouse with site improvements. No further communication with the petitioner.

Mr. Ballah asked if there is any information from the petitioner. Mrs. Horka stated there is not. **Mr. Ryfa made a motion** to remove 912 Avenue H by Nick Georgiou and Carlos Ruiz from the agenda **seconded by Mr. Ruesken. All favored, motion carried.**

Mr. Ballah asked Mrs. Horka to send the petitioner a letter informing them of their removal from the agenda.

Item #2 Nenad Tomic, T&I Investment Group, LLC; 131 Gatlin Drive. Final Site Plan Approval to construct a new warehouse.

Mr. Tomic appeared before the Commission. Mr. Tomic stated he just received both 10' rear and 10' side yard variances from the BZA meeting. Mr. Dammarell stated the site plan is sufficient. **Mr. Maglish made a motion** granting Final Site Plan Approval to Nenad Tomic, T&I Investment Group, LLC; 131 Gatlin Dr. **seconded by Mr. Ruesken. All favored, motion carried.**

Item #3 John Bathurst; 1238 N. Colfax Ave. Subdivide property. No further communication from the petitioner.

Mr. Ballah asked if there is any information from the petitioner. Mrs. Horka stated there is not. **Mr. Dobosz made a motion** to remove John Bathurst; 1238 N. Colfax from the agenda **seconded by Mr. Ruesken. All favored, motion carried.**

Mr. Ballah asked Mrs. Horka to send the petitioner a letter informing them of their removal from the agenda.

Item #4 Guardian Pest Control; 1535 N. Cline Ave. by Attorney George Patrick. Public Hearing to rezone the property. Property is zoned R2 & PB.

Attorney George Patrick appeared before the Commission. Mr. Ballah asked if all legal requirements were in order to hold the Public Hearing. Mr. Schwerd stated all paperwork was in order. Mr. Patrick stated Ms. Angotti of Guardian Pest Control currently has 2 locations, Valparaiso and Highland. The business has outgrown the Highland location, so the plans are to consolidate. The Highland location will close and move to Griffith. The offices will be in the larger building. There are plans for installing a fence. Mr. Ballah asked if the parking lot's parcel is zoned R2. Mr. Patrick stated that is correct. They are hoping to change the entire property to PB zoning. Mr. Ballah then opened up the Public Hearing portion of the meeting. Mr. Chuck Talabay; 1522 N. Woodlawn stated his concerns with changing the type of building it currently is. Mr. Patrick stated the structure will remain the same. There are talks of installing a circle drive and removing the 2 sheds that are on the property. The employees have take home trucks, there will

be 8-12 office employees using the parking lot, and operating hours will be from 8-5. Mr. Talabay asked where the fence would go. Mr. Patrick stated the fence will be located on the Cline Ave. side, but the owner will do whatever is appropriate. Ms. Debbie Svoboda; 1532 Woodlawn Pl. asked if chemicals will be stored. Mr. Patrick stated nothing larger than a 5 gallon container will be on site. When chemicals are received they are quickly placed on the trucks. Nothing is stored more than 24 hours. Ms. Svoboda also asked if there is any construction planned. Mr. Patrick stated other than fencing they are planning on new signage. Ms. Svoboda asked about exterior lighting. Mr. Patrick stated the parking lot lights will shine down, not out. Ms. Kim Yekel; 1555 N. Cline Ave., Art of Dentistry, questioned whether her sign and the Lake Ridge Medical signage would be blocked with the new Guardian signage once installed. Mr. Patrick stated the sign will comply with town regulations. The business is not looking to draw walk-in customers. Mr. Ballah reminded Mr. Patrick that all renovations (signage and fencing) will require permits. Mr. Ballah asked what the projected opening day is. Mr. Patrick stated the owner is hopeful for early July. Mr. Maglish asked if the chemicals are moved often. Mr. Patrick stated once a delivery is received, it is disbursed within 24 hours to the trucks. Mr. Ryfa asked what is done with raccoons when caught. Mr. Patrick stated raccoons will be put down with carbon monoxide and Republic Services picks up dead animals within 24 hours. ***Mr. Ryfa made a motion*** granting Guardian Pest Control; 1535 N. Cline Ave permission to rezone to entire property to PB, Planned Business, ***seconded by Mr. Dobosz. All favored, motion carried.***

Item #5 Griffith Redevelopment Commission. Public Hearing to re-subdivide the old Griffith Golf Course. A continuance is needed due to incomplete survey work. A special meeting may be requested at another time.

Mr. Maglish made a motion to continue Griffith Redevelopment Commission Public Hearing to re-subdivide the old Griffith Golf Course ***seconded by Mr. Dobosz. All favored, motion carried.***

Faye Carrillo Winter; 115 S. Lafayette St. A Public Hearing to rezone the property to R4, Multiple-Family Residential. Property is currently zoned R2, Single Family Residential.

Ms. Faye Carrillo Winter appeared before the Commission. Mr. Ballah asked if all legal requirements were in order to hold the Public Hearing. Mr. Schwerd stated all paperwork was in order. Mr. Ballah then opened up the Public Hearing portion of the meeting. Ms. Gina Gregory; 111 S. Lafayette stated parking is already an issue because of the brewery and is concerned with the additional parking that a multi-family home will bring. Ms. Carrillo Winter stated she plans to put in a concrete slab in the rear yard that will fit 3 vehicles. Mr. McDermott stated the town ordinance requires 9' parking spaces. No other remonstrators appeared before the Commission. Mr. Ballah then closed the Public Hearing. Mr. Ryfa asked if there are current tenants. Ms. Carrillo Winter stated she has one family renting. Ms. Carrillo Winter added that the property is in need of a lot of work. Mr. Ryfa asked how big the "apartments" will be and how many people will likely occupy them. Ms. Carrillo Winter stated they will fit 2 people comfortably. Mr. Ryfa explained that there could be up to 6 vehicles. There are signs that will soon go up regarding street parking. Mr. Ruesken asked if the yard is big enough for the proposed slab. Ms. Carrillo Winter stated a tree will have to be removed, otherwise it shouldn't be a problem. Mr. Maglish asked if the entire rear yard will be a slab. Ms. Carrillo Winter stated just a portion will be concrete, not the entire area. Mr. Ryfa asked if occupancy restrictions could be placed on each unit. Mr. Schwerd stated that is allowed. Mr. Ballah asked Mr. Dammarell about the rear yard parking. Mr. Dammarell stated there is an ordinance that refers to lot coverage, but he will need time to review. Mr. Ryfa asked if remodeling is needed. Ms. Carrillo Winter stated the property needs a lot of work. Mr. Ryfa asked if it can be done within 30 days. Ms. Carrillo Winter stated it could not. Mr. Dammarell asked what the house's dimensions are. Ms.

Carrillo Winter stated she did not know. There was then discussion regarding lot coverage/lot size. **Mr. Ryfa made a favorable recommendation** to the Town Council to rezone 115 S. Lafayette St. owned by Faye Carrillo Winter to R4, Multi-Family Residential. Parking will be discussed at the Town Council level **seconded by Mr. Dobosz. All favored motion carried.**

COMMUNICATIONS

None.

BILLS AND EXPEDITURES

Mr. Maglish made a motion to approve a claim for the meeting held March 22, 2017 in the amount of \$65.00 **seconded by Mr. Ruesken. All favored, motion carried.**

ADJOURNMENT

There being no further business before the Plan Commission a motion was made to adjourn the meeting. All favored, motion carried. Meeting was adjourned at 7:49 p.m.

Respectfully Submitted

Rob Bubala, Secretary

Veronica L. Horka, Recording Secretary