

Town of Griffith
Plan Commission
February 22, 2017

The February 22, 2017 Plan Commission meeting was called to order at 7:00 p.m. by Rob Bubala with members Rick Ryfa, Tony Hobson, Dave Maglish, and Stan Dobosz. Also present was Town Attorney; Bob Schwerd, Plan Commission Engineer; Jake Dammarell, and Building Commissioner; Steve McDermott. Absent was Larry Ballah and Ken Ruesken.

Minutes from the January 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.

The petitioners have informed Mr. McDermott that they would like to request a continuance. **Mr. Dobosz made a motion** to continue 912 Avenue H by Nick Georgiou and Carlos Ruiz to the March 22, 2017 meeting **seconded by Mr. Hobson. All favored, motion carried.**

Item #2 John R. Gonda; 317 S. Broad St., Requesting a Public Hearing to rezone the property from R2 Single Family to R3 Single to Four Family.

No action has been taken on the rezone of this property. Mr. Ryfa suggested the Town Council take action on this matter. **Mr. Maglish made a recommendation** to the Town Council to begin researching the entire area for rezoning **seconded by Mr. Ryfa. All favored, motion carried.**

NEW BUSINESS

Item #1 Cy Huerter; 110 W. Main St., Lake County Right to Life. Site Plan Review for Change of Use.

Mr. Cy Huerter appeared before the Commission. Mr. Huerter distributed a floor plan. He explained that the building has been donated. Mr. Ryfa asked if the length of vacancy required the Change of Use. Mr. Schwerd stated that was correct. Mr. Huerter stated Right to Life is moving from their Highland location to Griffith. In conjunction with Right to Life there will be a high end consignment shop in the space. Mr. Maglish asked if the consignment portion will begin immediately. Mr. Huerter expects the resale will begin within a year. **Mr. Ryfa made a motion** granting Site Plan Approval to Cy Huerter 110 W. Main St., Lake County Right to Life **seconded by Mr. Hobson. All favored, motion carried.**

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

Mr. Nenad Tomic appeared before the Commission. Mr. Tomic stated he would like to construct a new building located at the east side of the property. There is a 20' easement but needs 8' for the proposed building, leaving him a 12' easement. Mr. Ryfa asked Mr. Schwerd if a vacation of easement is necessary also. Mr. Dammarell stated the petitioner's engineer should have the easement issues worked out by the next meeting. Mr. Dammarell continued in stating the layout of the building looks fine and the Preliminary Site Plan is sufficient. Rear (12') and side yard (10') variances are required. Mr. Ryfa asked if Mr. Tomic has been informed that BZA approval is required. Mr. Tomic stated he is aware and stated he had just appeared before them. **Mr. Hobson made a motion** granting Preliminary Site Plan Approval to Nenad Tomic, T&I Investment Group, LLC; 131 Gatlin Drive **seconded by Mr. Maglish. All favored, motion carried.**

Item #3 was added to the agenda without any objection. 2% Engineering Fee shall be collected on new developments for the inspection of infrastructure, roads, sewers, etc.

Mr. Maglish made a recommendation to the Town Council to allow the Town to collect a 2% engineering fee on new developments for the inspection of infrastructure, roads, sewers, water mains, etc. ***seconded by Mr. Dobosz. All favored, motion carried.***

COMMUNICATIONS

Item #1 John Bathurst; 1238 N. Colfax. Subdivide property.

Mr. Bathurst appeared before the Commission. Mr. Bathurst stated he would like to split the property at 1238 Colfax into 2 lots. The third lot is a “swamp”. The lots are 80’ x 136.5’. Mr. Bathurst has been communicating with abutting neighbors to see if there is any interest to purchase the land. Mr. Ryfa asked Mr. Schwerd what the minimum lot width requirement is. Mr. Schwerd believes it to be 80’. Mr. Ryfa asked Mr. Bathurst to work on the plans to subdivide the property, lot dimensions, etc. are required. Once done, present them to the Building Commissioner, Mr. McDermott. Mr. Dammarell questioned if there are intentions of extending Wheeler. Mr. Ryfa asked if the legal description would determine that. Mr. Dammarell stated that was correct and suggested Mr. Bathurst hire a surveyor.

Mr. George Patrick appeared before the Commission representing Guardian Pest Control. Mr. Patrick appeared before the Commission representing Guardian Pest Control which is currently located in Highland. They would like to relocate the business to 1535 N. Cline Ave., formerly known as Jeannies Dance School. Mr. Patrick stated there is a need for more office space and the Griffith location will provide that. Mr. Patrick also questioned the code for digital signage. Mr. Schwerd suggested meeting with the Building Commissioner, Mr. McDermott, to determine sign code and if a variance/change of use will be needed. Mr. Ryfa asked if chemicals will be mixed on site. Mr. Patrick stated chemicals are kept in a locked room in storable containers. Mr. Dammarell asked what the zoning is. Mr. Patrick stated it is either R1 or R2. Mr. Ryfa stated zoning will need to be clarified and asked Mr. Schwerd if a rezone is needed, could it be included with the rezone of the 300 block of S. Broad St. Mr. Schwerd stated he will have to review, and come up with the most efficient way to handle it.

BILLS AND EXPENDITURES

Mr. Maglish made a motion to approve a claim for the meeting held January 22, 2017 in the amount of \$65.00 ***seconded by Mr. Dobosz. 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 7:30 p.m.

Respectfully Submitted

Rob Bubala, Secretary

Veronica L. Horka, Recording Secretary