

The January 24, 2018 Plan Commission meeting was called to order at 7:07 p.m. by Rob Bubala with members Rick Ryfa, Dave Maglish, and Stan Dobosz. Also present was Plan Commission Engineer; Jake Dammarell, and Building Commissioner; Steve McDermott. Absent was Chairman Larry Ballah, Tony Hobson, and Town Attorney Joseph Svetanoff.

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

ELECTION OF OFFICERS

Mr. Ryfa made a motion for Larry Ballah to remain Chairman seconded by Mr. Maglish. All favored, motion carried. Mr. Maglish made a motion for Rob Bubala to remain Vice Chairman seconded by Mr. Dobosz. All favored, motion carried. Mr. Maglish made a motion for Stan Dobosz to become Secretary seconded by Mr. Ryfa. All favored, motion carried.

OLD BUSINESS

None.

NEW BUSINESS

Item #1 Turnberry Phase 2 by Chris Kovich of Komark, LTD. Public Hearing on a PUD. The petitioner has requested a continuance to the February 28, 2018 meeting.

Mr. Dobosz made a motion to continue Turnberry Phase 2 by Chris Kovich of Komark, LTD to the February meeting *seconded by Mr. Maglish. All favored, motion carried.*

Item #2 Ken Hay; N.E. Corner Pine & Arbogast. Requesting permission for a Public Hearing to rezone the property located at the N.E. corner of Pine and Arbogast for the construction of a duplex. Current zoning is R2, requesting R3 zoning.

Mr. Ken Hay of 1310 Trailee Ct., Dyer, appeared before the Commission. Mr. Hay stated he has purchased the property at the corner of Pine and Arbogast. Mr. Hay is proposing the construction of a duplex (facing Arbogast). Mr. Ryfa asked where the closest multi-family property is located. Mr. Hay stated just east of his land is multi-family. That property was previously used as a church. *Mr. Ryfa made a motion* granting permission for a Public Hearing to Ken Hay; N.E. Corner Pine & Arbogast *seconded by Mr. Dobosz.* Mr. Ryfa informed Mr. Hay that the Plan Commission meeting date may be changing. The Building Dept. will notify him once it's been decided. *All favored, motion carried.*

Item #3 Porters Apparel by Jeremy Jabaay. Preliminary Site Plan Review to construct an addition at 2020 Lafayette Ct. Property is currently zoned I2.

Mr. Jim Keilman appeared before the Commission representing Porters Apparel. Porters Apparel is currently located in Hammond and has been in business for 67 years. They would like to relocate their business (commercial laundry service) to Griffith. They do business in northwest Indiana and Illinois. It is a conventional water based laundry service. The property currently has a 9,600 sq. ft. steel and mason building and is proposing an addition of a pre-engineered building at the rear of the property, approx. 6,300 sq. ft. Mr. Keilman then stated his client would like to ask the Commission for preliminary and final approval. Mr. Ryfa stated the Commission is unable to grant final approval due to a lack of members present. Mr. Maglish asked Mr. Dammarell if there are any engineering issues. Mr. Dammarell stated there are no issues. Mr. Keilman stated he would really like to get started on the project and asked if they can begin construction without final approval. *Mr. Ryfa then made a motion* granting Preliminary Site Plan Approval with permission to begin foundation work only *seconded by Mr. Maglish. All favored, motion carried.*

Item #4 Krasic, LLC by Mirko Krasic. Requesting permission for a Public Hearing to rezone the properties located at 317, 321, and 325 E. Main Street. Currently zoned B2.

Attorney Bob Schwerd appeared before the Commission representing Krasic, LLC. Mr. Schwerd stated the property in question is currently zoned B2 and the new owner's would like to rezone the property to B3. Mr. Schwerd then presented pictures of the properties to the Commission. The east building is currently rented out to a cabinet making company, their lease is over within a year. The building next to it is vacant and is proving to be difficult to rent due to its allowed uses per zoning ordinance. Mr. Ryfa asked if there is anyone interested in the space. Mr. Schwerd stated there are a few prospects but nothing is certain. Mr. Ryfa asked if there is any demolition work planned. Mr. Krasic stated there is not. Mr. Maglish asked if the house located nearby is included. Mr. Krasic stated it is not. *Mr. Ryfa made a motion* granting permission for a Public Hearing to Krasic, LLC by Mirko Krasic to rezone the properties located at 317,

321, and 325 E. Main Street *seconded by Mr. Dobosz*. Mr. Ryfa informed the property owner that there is a possibility of future road work being done on Main Street. *All favored, motion carried.*

COMMUNICATIONS

Mr. Ryfa stated the date of Plan Commission meetings will tentatively change to the third Monday of each month. If the change is definite, the Building Department will notify all petitioners so there isn't an issue with Public Hearing dates/notices.

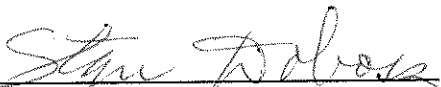
BILLS AND EXPENDITURES

Mr. Maglish made a motion to approve a claim for the meeting held November 22, 2017 in the amount of \$65.00 *seconded by Mr. Dobosz. 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 7:25 p.m.

Respectfully Submitted



Stan Dobosz, Secretary



Veronica L. Horka, Recording Secretary