

Town of Griffith
Plan Commission
November 19, 2018

The November 19, 2018 Plan Commission meeting was called to order at 7:04 p.m. by Chairman Larry Ballah with members Rob Bubala, Stan Dobosz, Dave Maglish, and Rick Ryfa. Also present was Town Attorney; Joseph Svetanoff, Plan Commission Engineer; Jake Dammarell, and Building Commissioner; Steve McDermott. Absent was member Tony Hobson.

Minutes from the October 15, 2018 meeting were continued due to lack of quorum.

OLD BUSINESS

Item #1 Turnberry Phase 2 by Chris Kovich of Komark, LTD. No further communications from the petitioner.

Mr. McDermott stated there are 50 lots left to develop, but he has not had any communications with Mr. Kovich. **Mr. Dobosz made a motion** to continue Turnberry Phase 2 by Chris Kovich of Komark, LTD to the December 17, 2018 meeting **seconded by Mr. Bubala. All favored, motion carried.**

Item #2 David Zielke/Oakwood Condo Association, 545 N. Oakwood Ave., Apt. #6. Requesting to rezone the property from R2; Single Family Residential to R4; Multi Family Residential. This item is continued.

Mr. McDermott stated this properties rezoning issue will be taken care of with the upcoming changes being made to the town's zoning map. **Mr. Dobosz made a motion** to continue David Zielke/Oakwood Condo Association to the December 17, 2018 meeting **seconded by Mr. Maglish. All favored, motion carried.**

Item #3 Griffith BTS Retail, LLC (Griffith Dollar General) at 140 N. Colfax St. by AR Engineering, LLC Discussion on the Preliminary Site Plan Review was continued at the October 15, 2018 meeting.

Item #4 Griffith BTS Retail, LLC (Griffith Dollar General) at 140 N. Colfax St. by AR Engineering, LLC Public Hearing on a 1 Lot Subdivision.

Mr. John Wojtila of Zarembo Construction and Ms. Whitney Pizzala of AR Engineering appeared before the Commission. Mr. Zarembo stated the property in question is a 2.34 acre piece of land, located behind WildRose Brewing. The zoning classification was recently approved by the Town Council. The store will be similar to the Highland location. There was then discussion regarding the changes to the lot and fencing. Also mentioned was granting of easement for the water line. Ms. Pizzala stated after recent communications with engineering, there are no issues with the site. The final plat and mylar are ready for signatures, if possible. Mr. Dammarell stated a technical review has been done on the project, all comments have been addressed. Mr. Maglish asked who will be responsible for the maintenance of the 6' fence. Mr. Zarembo stated Dollar General will maintain it. Mr. Ballah asked if the material at the North and East elevation is metal. Mr. Zarembo stated it is similar to what is used at WildRose Brewing. Mr. Ballah clarified that Dollar General will take responsibility for the fence and its maintenance. Mr. Zarembo stated that was correct. Mr. Ballah asked about lighting on the north side of the building. Mr. Zarembo stated there won't be any. Mr. Ryfa asked if the building has been moved since the Commission had last seen it. Mr. Wojtila stated it was moved to maximize the buffer on the north side. Mr. Wojtila mentioned that the right-of-way has been dedicated. Mr. Ballah then asked if the certified mailings and proof of publications were in order. Mr. McDermott stated all legal requirements were in order. Mr. Ballah then opened up the Public Hearing portion of the meeting. No remonstrators appeared before the Commission. Mr. Ballah then closed the Public Hearing. **Mr. Maglish made a motion** granting permission for a 1 Lot Subdivision to Griffith BTS Retail, LLC (Griffith Dollar General) at 140 N. Colfax **seconded by Mr. Bubala. All favored, motion carried.**

Mr. Ryfa then made a motion granting preliminary site plan approval to Griffith BTS Retail, LLC (Griffith Dollar General) at 140 N. Colfax **seconded by Mr. Dobosz. All favored, motion carried.** Ms. Pizzala requested the Commission suspend the rules and grant final site plan approval. **Mr. Bubala made a motion** to suspend the rules. **Seconded by Mr. Dobosz.** Roll call was then taken. Mr. Ballah; in favor, Mr. Bubala; in favor, Mr. Dobosz; in favor, Mr. Maglish; in favor, Mr. Ryfa; in favor. **All in favor of suspending the rules. Mr. Bubala made a motion** granting final site plan approval to Griffith BTS Retail, LLC (Griffith Dollar General) at 140 N. Colfax **seconded by Mr. Dobosz.**

Item #5 Tech Weigh, 1004 Reder Rd., by McMahon Engineering to construct a warehouse/shipping and receiving office. Discussion on the Final Site Plan Review was continued at the October 15, 2018 meeting.

Mr. Skip Grasche of Tech Weigh appeared before the Commission. Mr. Dammarell stated the civil plans have been reviewed on the site expansion and recommended that the Commission withhold approval due to a number of issues. Mr. Dammarell then noted 11 issues that remain with the site (the comments noted can be found in the petitioners file). The correspondence has been sent to Mr. Doug Homeier of McMahon Engineering.

1. A Rule 5 Permit must be completed.
2. An existing sanitary manhole rim of 725.65 feet does not coordinate with the site.
3. Copies of all applicable correspondence and permits are required for the septic system with the County.
4. Question regarding the backflow prevention of the septic system and the elevation.
5. The location of the water service meter, coordinate meter pit and setter with the Dept. of Public Works.
6. The water service should be tapped from the existing water main, and not extended from the Stub.
7. Design and construction of the stormwater facility shall provide for the discharge of the stormwater runoff to an acceptable outlet.

8. "The Hydraflow Hydrographs, the worst-case storm event was 12-hour. This created the maximum water height of 731.98." does not agree with the calculations.
9. Remove the existing stormwater to be removed from the proposed drainage & grading plan.
10. Sizing calculations for the proposed BMP have not been provided.
11. Provide calculations showing that the overflow weir is capable of handling 1.25 times the peak inflow discharge passing over the weir.

Mr. Dobosz made a motion to continue Tech Weigh's Final Site Plan Review to the December 17, 2018 meeting *seconded by Mr. Maglish.*

NEW BUSINESS

Item #1 Karam Awawda; 305 W. Ridge Rd. Site Plan for Change of Use to reopen and operate as a gas station.
Mr. Awawda; business owner and Mr. Ahmad Zahadan; property owner, appeared before the Commission. Mr. Zahadan stated the property was in disrepair and Mr. Awawda has been working to improve this location and reopen. Mr. Awawda has applied for the business license and is nearing opening. There is an issue with the sheds on the property as well as the fencing. It will be a 24 hour station with 3 employees. Mr. Ryfa asked if the building has heat. Mr. Zahadan stated there is an electric heater that is hard wired but does have central air. Mr. Ryfa asked who has the old license. Mr. Awawda stated it is the previous tenants. Then there was discussion regarding the underground tanks, soil testing, and possible leaks. Mr. Dammarell stated IDEM monitors the tanks. If there is a failure, IDEM should supply a letter. Attorney Svetanoff suggested the Town looks into getting a letter or verification from IDEM that the tanks are okay and operations can take place. Mr. Ryfa asked when the tanks were last inspected by the state. Mr. Zahadam stated inspection took place last year. Mr. Ryfa asked when the last day of business was. Mr. Zahadan stated the gas station was open in October of 2017. Mr. Ryfa asked for a gas sheet receipt. Mr. Dammarell stated the information should be available online. Mr. Steve Stelk; Griffith Fire Inspector, stated he would look into it. *Mr. Bubala made a motion* granting Karam Awawda; 305 W. Ridge Rd. permission for a Change of Use to reopen and operate a gas station at 305 W. Ridge Rd. *Mr. Ryfa seconded the motion* but included that he would like the code reviewed regarding the IDEM approval and/or denial at this location. *All favored, motion carried.*

COMMUNICATIONS

Done.

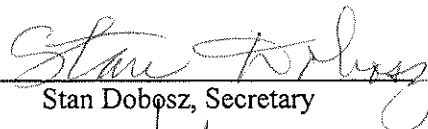
BILLS AND EXPENDITURES

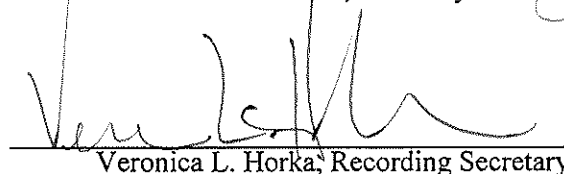
Mr. Dobosz made a motion to approve a claim for the meeting held October 15, 2018 in the amount of \$65.00 *seconded by Mr. Bubala. All favored, motion carried.*

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 8:13 p.m.

Respectfully Submitted


Stan Dobosz, Secretary


Veronica L. Horka, Recording Secretary