

The February 19, 2018 Plan Commission meeting was called to order at 7:00 p.m. by Chairman Larry Ballah with members, Rob Bubala, Stan Dobosz, Tony Hobson, Dave Maglish, and Rick Ryfa. Also present was Town Attorney Joseph Svetanoff, Plan Commission Engineer; Jake Dammarell, and Building Commissioner; Steve McDermott.

Minutes from the January 24, 2018 meeting were approved as written.

OLD 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 March 19, 2018 meeting.

Mr. Hobson made a motion continuing Turnberry Phase 2 by Chris Kovich to the March 19, 2018 meeting seconded by Mr. Dobosz. All favored, motion carried.

Item #2 Ken Hay; N.E. corner Pine & Arbogast. Public Hearing to rezone the property located at the N.E. corner of Pine & Arbogast for the construction of a duplex. Current zoning is R2, requesting R3 zoning. The petitioner has requested a continuance to the March 19, 2018 meeting.

Mr. Ken Hay appeared before the Commission to request a continuance. Mr. Maglish made a motion continuing Ken Hay regarding the N.E. corner of Pine & Arbogast seconded by Mr. Bubala. All favored, motion carried.

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

Petitioner was not present. Mr. Ryfa asked Mr. Dammarell if there are any outstanding issues. Mr. Dammarell stated everything is in order and final approval can be granted if the Commission so chooses.

Mr. Ryfa made a motion granting Final Site Plan approval to Porters Apparel by Jeremy Jabaay for the construction of an addition at 2020 Lafayette Ct. seconded by Mr. Hobson. All favored, motion carried.

Item #4 Krasic, LLC by Mirko Krasic. Public Hearing to rezone the property located at 317, 321, and 325 E. Main Street. Properties are currently zoned B2; Central Business.

Attorney Bob Schwerd appeared before the Commission on behalf of Mr. Krasic. Mr. Svetanoff stated the proof of publication and mailings were in order. Ms. Mirjana Cvjeticanin appeared to speak on behalf of Mr. Krasic. Ms. Cvjeticanin stated the property would be more desirable if zoned differently. Mr. Ballah then opened up the Public Hearing portion of the meeting. Ms. Elizabeth Cany; 314 E. Main St. stated she is opposed to the zoning change. Ms. Canty stated her concerns with parking. There was then discussion regarding the types of businesses allowed in B2 zoning vs. B3 zoning. Mr. Schwerd stated parking could be dealt with and controlled by the owner. Mr. Ballah asked if there are two buildings in question. Ms. Cvjeticanin stated there are two large buildings and one small but they are connected at the west side. Mr. Maglish asked if they are connected near the T&M Mechanical side. Ms. Cvjeticanin stated they are not. No further remonstrators appeared before the Commission. Mr. Ballah then closed the Public Hearing portion of the meeting. Mr. Ryfa asked if there is a certain tenant in mind. Mr. Schwerd stated the petitioner was negotiating with Superior Ambulance, but is no longer in the works. Mr. Maglish asked what type of tenant is desired for the space. Mr. Schwerd stated an office space for a contractor would be ideal. Mr. Ballah asked if the nearby house is part of the plan. Ms. Cvjeticanin stated it is not included. Mr. Bubala made a favorable recommendation to the Town Council for Krasic, LLC by Mirko Krasic to rezone the properties at 317, 321, and 325 E. Main Street from B2 zoning to B3 zoning seconded by Mr. Ryfa. Mr. Ryfa informed Ms. Cvjeticanin and Mr. Schwerd that any new business and/or vacancy for 1 year will be required to appear before the Plan Commission for approval. All favored, motion carried.

NEW BUSINESS

Item #1 Shipwreck Bar & Grill by Joseph Drish. Site Plan Review for Change of Use for an exterior dining area at 840 S. Broad St.

Mr. Drish appeared before the Commission. Mr. Drish stated he would like to have a 70' x 36' outdoor dining area. The BZA did grant a favorable recommendation for the outdoor dining area. Mr. Ryfa asked if there will be outdoor music. Mr. Drish stated there will be speakers outside, but they can be turned off at any time. Mr. Maglish made a motion granting Preliminary Site Plan approval to Shipwreck Bar & Grill; 840 S. Broad St., by Joseph Drish for outdoor dining seconded by Mr. Bubala. All favored, motion carried. Mr. Drish asked the Commission to consider suspending the rules and grant final approval. Mr. Ryfa made a motion granting permission to suspend the rules, seconded by Mr. Hobson. Roll call was then taken. Mr. Ballah; in favor, Mr. Bubala; in favor, Mr. Dobosz; in favor, Mr. Hobson; in favor, Mr. Maglish; in favor, and Mr. Ryfa; in favor. Unanimous decision 6/0 in favor of rule suspension. Mr. Maglish made a motion granting Final Site Plan Approval to Shipwreck Bar & Grill; 840 S. Broad St., by Joseph Drish for outdoor dining seconded by Mr. Dobosz. All favored, motion carried.

Item #2 Hobson & Scott Remodeling, Inc., by Tim Scott. Site Plan Review for Change of Use. Converting building into office space at 123 N. Wood St.

Mr. Tim Scott appeared before the Commission. Mr. Scott stated he has purchased the building located at 123 N. Wood St. with intentions of running a contractor business (roofing, siding, and windows) from the location. There will be vehicle/truck parking on site. Mr. Ballah asked if the parking was okay. Mr. McDermott stated there isn't an issue. Mr. Dobosz made a motion granting Preliminary Site Plan approval to Hobson & Scott Remodeling, Inc., 123 N. Wood St. for the conversion of a building into an office space, by Tim Scott seconded by Mr. Maglish. Mr. Hobson abstained from vote. All other members favored, motion carried. Mr. Scott asked the Commission to consider suspending the rules and grant final approval. Mr. Bubala made a motion granting permission 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. Hobson; abstain, Mr. Maglish; in favor, and Mr. Ryfa; in favor. Mr. Ryfa made a motion granting Final Site Plan Approval to Hobson & Scott Remodeling, Inc., 123 N. Wood St. for the conversion of a building into an office space, by Tim Scott seconded by Mr. Maglish. Mr. Hobson abstained from vote. All other members favored, motion carried.

Item #3 Romano's by Cody Romano. Site Plan Review for Change of Use to open a restaurant at 1927 W. Glen Park Ave.

Mr. Cody Romano appeared before the Commission. Mr. Roman stated he would like to relocate his restaurant. He will have pickup, delivery and take out. Mr. Ballah asked if there are any issues. Mr. Dammarell stated there are no issues with the proposal. Mr. Ballah asked if the property is zoned properly. Mr. McDermott stated it is. Mr. Bubala asked if the space was formerly occupied by Chela's Restaurant. Mr. Romano stated that was correct. Mr. Bubala made a motion granting

Preliminary Site Plan approval to Romano's by Cody Romano to open a restaurant at 1927 W. Glen Park Ave. *seconded by Mr. Hobson. All favored, motion carried.* Mr. Romano asked the Commission to consider suspending the rules and grant final approval. *Mr. Dobosz made a motion* granting permission to suspend the rules, *seconded by Mr. Bubala.* Roll call was then taken. Mr. Ballah; in favor, Mr. Bubala; in favor, Mr. Dobosz; in favor, Mr. Hobson; in favor, Mr. Maglish; in favor, and Mr. Ryfa; in favor. *Unanimous decision 6/0 in favor of rule suspension. Mr. Bubala made a motion* granting Final Site Plan Approval to Romano's by Cody Romano to open a restaurant at 1927 W. Glen Park Ave. *seconded by Mr. Hobson. All favored, motion carried.*

Item #4 Griffith IN Salons, LLC by Kevin Reger. Site Plan Review for Change of Use to open salon suites at 1203 E. Ridge Rd.

Mr. Chris Reger appeared before the Commission. Mr. Reger stated the location was previously Chase Bank. The intentions are to convert the space into salon suites, specifically, a hair salon with nail technicians and esthetician's. Mr. Ballah asked how many suites are proposed. Mr. Reger stated an architect is designing a space for 22 suites. Mr. Hobson asked if the petitioner has other locations. Mr. Reger stated he has two. One has 16 suites the other is 51 suites. Mr. Maglish asked if each space will be leased. Mr. Reger stated that was correct. *Mr. Ryfa made a motion* granting Preliminary Site Plan approval to Griffith IN Salons, LLC by Kevin Reger to open salon suites at 1203 E. Ridge Rd. *seconded by Mr. Hobson. All favored, motion carried.* Mr. Reger asked the Commission to consider suspending the rules and grant final approval. *Mr. Hobson made a motion* granting permission 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. Hobson; in favor, Mr. Maglish; in favor, and Mr. Ryfa; in favor. *Unanimous decision 6/0 in favor of rule suspension. Mr. Hobson made a motion* granting Final Site Plan Approval to Griffith IN Salons, LLC by Kevin Reger to open salon suites at 1203 E. Ridge Rd. *seconded by Mr. Bubala. All favored, motion carried.*

Item #5 Barnyard Baggers by Brad Konar. Site Plan Review for Change of Use to open a motorcycle shop at 601 Industrial Drive.

Mr. Brad Konar appeared before the Commission. Mr. Konar stated he would like to open a motorcycle shop. The shop will perform engine fabrication, sell parts and do installations. Mr. Ballah asked how many motorcycles could possibly be going at the same time. Mr. Konar stated it's possible to be working on up to six at one time. Mr. Konar stated some work is done for manufacturers and some motorcycles are used for promotional purposes. *Mr. Hobson made a motion* granting Preliminary Site Plan approval to Barnyard Baggers by Brad Konar to open a motorcycle shop at 601 Industrial Dr. *seconded by Mr. Bubala. All favored, motion carried.* Mr. Konar asked the Commission to consider suspending the rules and grant final approval. *Mr. Maglish made a motion* granting permission to suspend the rules, *seconded by Mr. Bubala.* Roll call was then taken. Mr. Ballah; in favor, Mr. Bubala; in favor, Mr. Dobosz; in favor, Mr. Hobson; in favor, Mr. Maglish; in favor, and Mr. Ryfa; in favor. *Unanimous decision 6/0 in favor of rule suspension. Mr. Bubala made a motion* granting Final Site Plan Approval to Barnyard Baggers by Brad Konar to open a motorcycle shop at 601 Industrial Dr. *seconded by Mr. Dobosz. All favored, motion carried.*

Item #6 Divine African Hair Braiding by Jean Kamdem. Site Plan Review for Change of Use to open a hair braiding salon at 1065 E. Ridge Rd.

Mr. Jean Kamdem appeared before the Commission. Mr. Kamdem stated he would like to operate a hair braiding salon. There will not be any shampoo bowls, strictly braiding. Mr. Ballah asked how many chairs would be available. Mr. Kamdem stated he will have five chairs to start. *Mr. Bubala made a motion* granting Preliminary Site Plan approval to Divine African Hair Braiding by Jean Kamdem to open a hair braiding salon at 1065 E. Ridge Rd *seconded by Mr. Hobson. All favored, motion carried.* Mr. Kamdem asked the Commission to consider suspending the rules and grant final approval. *Mr. Ryfa made a motion* granting permission to suspend the rules, *seconded by Mr. Maglish.* Roll call was then taken. Mr. Ballah; in favor, Mr. Bubala; in favor, Mr. Dobosz; in favor, Mr. Hobson; in favor, Mr. Maglish; in favor, and Mr. Ryfa; in favor. *Unanimous decision 6/0 in favor of rule suspension. Mr. Hobson made a motion* granting Final Site Plan Approval to Divine African Hair Braiding by Jean Kamdem to open a hair braiding salon at 1065 E. Ridge Rd. *seconded by Mr. Dobosz. All favored, motion carried.*

COMMUNICATIONS

Mr. Ryfa informed all businesses that they should apply for a business license with the town and also submit for building permits, if needed.

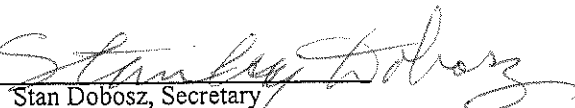
BILLS AND EXPENDITURES

Mr. Dobosz made a motion to approve a claim for the meeting held January 24, 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 7:23 p.m.

Respectfully Submitted


Stan Dobosz, Secretary


Veronica L. Horka, Recording Secretary

**TOWN OF GRIFFITH
PLAN COMMISSION**

REQUEST BY PETITIONER, KRASIC, LLC,
LOCATED AT 317, 321, AND 325 E. MAIN STREET, GRIFFITH, INDIANA,
FOR A CHANGE IN ZONING FROM B-2 TO B-3.

FINDINGS OF FACT

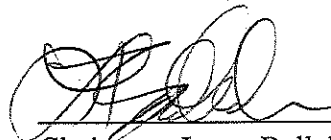
1. That on February 19, 2018, Petitioner appeared through his Attorney Robert Schwerd for a public hearing on his Petition to change the zoning of the above-mentioned property from B-2 to B-3. After Attorney Joseph C. Svetanoff advised the Board that all notices, publications and postings were in order, the Chairman then opened the public comment portion of the hearing for the change in zoning so the Petitioner can expand the options and potential renters as related to the premises.
2. That Petitioner explained through his Attorney at the public hearing the proposed change in zoning and what type of potential renters would be available as related to same.
3. That there being one (1) remonstrator who made comment during the public comment portion of the hearing, the Chairman then closed the hearing to public comment.
4. That to obtain a zoning change the Petitioners are required under the Town of Griffith Zoning Ordinance and the Indiana Code §36-7-4-603, to demonstrate the following:
 - a) The request is consistent with the comprehensive plan;
 - b) The current conditions and the character of current structures and uses in each district will be maintained because the structures have been built or will be built to the applicable standards;
 - c) The zoning change for this property does contain the most desirable uses for which the land can be adapted because the redevelopment of the property should not negatively impact the surrounding residential uses;
 - d) The proposed zoning change will preserve the conservation of property values throughout the Town because the land will be developed to current standards and will be in active use; and
 - e) The change in zoning of the property, is more compatible with the surrounding properties and reflects responsible growth and development.
5. That as set out in the Town of Griffith Zoning Ordinance, the Board must make a recommendation to the Town Council by issuing a favorable, unfavorable, or no recommendation to grant the requested Change in Zoning. Board Member, Mr. Bubula moved for a FAVORABLE recommendation to the Town Council, subject to any new business and/or vacancy for one (1) year will be required to appear before the Plan Commission for approval. The Motion was seconded by Board Member, Mr. Ryfa.

6. That the Board then made the following Findings of Fact:

- a. The request made by this Petitioner is consistent with the comprehensive plan, in that, the zoning will remain consistent with business;
- b. The current conditions and the character of current structures and uses in each district of this Petitioner will be maintained because the structures have been built or will be built to the applicable standards;
- c. The zoning change for the property of this Petitioner does contain the most desirable uses for which the land can be adapted because the redevelopment of the property should not negatively impact the surrounding residential uses;
- d. The proposed zoning change for this Petitioner will preserve the conservation of property values throughout the Town because the land will be developed to current standards and will be in active use; and
- e. The change in zoning of the property for this Petitioner from B-2 to B-3, is more compatible with the surrounding properties and reflects responsible growth and development.

These Findings of Fact are approved and adopted this 19 day of February, 2018.

TOWN OF GRIFFITH
PLAN COMMISSION



Chairman, Larry Ballah