

Town of Griffith
Plan Commission
May 21, 2018

The May 21, 2018 Plan Commission meeting was called to order at 7:01 p.m. by Vice Chairman; Rob Bubala with members Stan Dobosz, Rick Ryfa and Tony Hobson. Also present was Town Attorney; Joseph Svetanoff, Plan Commission Engineer; Jake Dammarell, and Building Commissioner; Steve McDermott. Absent were members Larry Ballah and Dave Maglish.

Minutes from the April 16, 2018, and April 24, 2018 meetings were approved as written.

OLD BUSINESS

Item #1 Turnberry Phase 2 by Chris Kovich of Komark, LTD. Public Hearing on a PUD.

Mr. Don Torrenga of Torrenga Engineering appeared before the Commission on behalf of Mr. Chris Kovich. Mr. Torrenga submitted plans for the remaining phase of Trail Creek Subdivision. The proposal is to develop lots 33 thru 83 of Turnberry at Trail Creek. Developer, Chris Kovich is in agreement of the extension of the water main to the east part of Abby Dr. Abby Drive will be a dead end, Avenue H will eventually tie into the subdivision, at his expense. Mr. Ryfa questioned the lot widths. Mr. Torrenga stated the lot widths will remain 70' except at corners, which will be 80'. Mr. Ryfa asked what the lot depth is. Mr. Torrenga stated the minimum is 130'. Mr. Bubala then opened up the Public Hearing portion of the meeting.

1. *Mr. Joseph Kras; 1215 Sawgrass Drive* stating his concerns with the subdivisions lack of entrance/exits. Mr. Torrenga stated an addition ingress/egress is being negotiated, Avenue H will eventually go thru.

2. *Ms. Monique Henderson; 1185 Glasgow* also stated her concerns with the exit.

No further remonstrators appeared before the Commission. Mr. Bubala then closed the Public Hearing portion of the meeting. Attorney Svetanoff stated all legal requirements were in order for the Public Hearing, and any remaining certified mailing tags should be returned to the Building Department as they are received. Mr. Ryfa stated the road extension project of Avenue H is being designed. The Town is looking for funding/grants to complete the project. Mr. Ryfa stated detail/pictures of the hammerhead will be required at Site Plan Review. Mr. Dammarell stated the preliminary review is complete. All final details will be reviewed and PUD procedures will be followed. Mr. Dammarell also asked if prior final plat was 32 lots, and the new will reflect 53 lots. Mr. Torrenga stated that was correct. Mr. Hobson asked what the turn radius at the culd-e-sac will be. Mr. Torrenga stated it will have a 60' turn radius and will have a 100' diameter. Mr. Ryfa asked the lots will begin to sell. Mr. Kovich stated he is hopeful for Spring 2019.

Item #2 Superior Ambulance; 321 E Main St. Final Site Plan Review for Change of Use to operate an ambulance service. The petitioner has asked to be removed from the agenda.

Mr. Ryfa made a motion to remove Superior Ambulance; 321 E. Main Street from the Plan Commission agenda *seconded by Mr. Hobson. All favored, motion carried.*

NEW BUSINESS

None.

COMMUNICATIONS

Item #1 Special Plan Commission Meeting to be held June 5, 2018 at 6:20 p.m. regarding TIFF matters.

BILLS AND EXPENDITURES

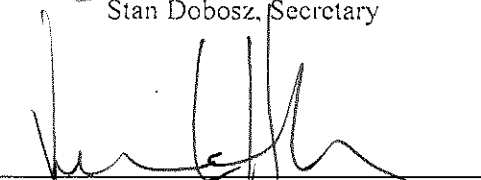
Mr. Dobosz made a motion to approve a claim for the meeting held April 16, 2018 in the amount of \$65.00 *seconded by Mr. Hobson. All favored, motion carried.*

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 7:17 p.m.

Respectfully Submitted


Stan Dobosz, Secretary


Veronica L. Horka, Recording Secretary