

The September 17, 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, and Building Commissioner; Steve McDermott. Absent was member Tony Hobson and Plan Commission Engineer; Jake Dammarell.

Minutes from the May 21, 2018 meeting were approved as written.

OLD BUSINESS

Item #1 Turnberry Phase 2 by Chris Kovich of Komark, LTD. No further communication from the petitioner. Mr. Dobosz made a motion to continue Turnberry Phase 2 by Chris Kovich of Komark, LTD to the October 15, 2018 meeting, *seconded by Mr. Maglish. All favored, motion carried.*

NEW BUSINESS

Item #1 David Zielke/Oakwood Condo Association, 545 N Oakwood Ave., Apt. #6. Requesting a Public Hearing to rezone the property from R2; Single Family Residential to R4; Multi Family Residential. This item is continued. Mr. McDermott stated the petitioner is still interested in having the property rezoned. This will be taken care of with the updating of the town's zoning map. Mr. Bubala made a motion to continue David Zielke/Oakwood Condo Association, 545 N Oakwood Ave. to the October 15, 2018 meeting *seconded by Mr. Dobosz. All favored, motion carried.*

Item #2 Extreme Motors Export, 503 E. Main St., by Ernest Carter. Site Plan Review for a Change of Use. Mr. Carter appeared before the Commission. Mr. Carter explained he would like to open a wholesale used car lot and motorcycle sales. The space is currently being used for automotive service. There is room for five parked vehicles, and five vehicles to be worked on. There will also be internet sales. Mr. McDermott asked if the business will be on the East or West side of the building. Mr. Carter said it would be on the East side. Mr. McDermott also asked if the area used for parking is a hard surface. Mr. Carter stated it is. Mr. Dobosz asked if the site is currently a car lot. Mr. Carter stated it is not. Mr. McDermott stated it is a shared use. Mr. Carter explained the front of the building is being used as a front office. Mr. Dobosz asked if the parking is adequate. Mr. Carter believes it is. Mr. Ballah asked if there is written permission from the landlord regarding this request. Mr. Carter stated there is. Mr. Ryfa asked who the current tenant is. Mr. McDermott stated Under the Hood is located in the back, they are now requesting to add a business to the front of the building. Mr. Bubala made a motion granting permission to Extreme Motors Exports, 503 E. Main St., to operate a used car lot *seconded by Mr. Maglish. All favored, motion carried.*

Item #3 Griffith BTS Retail, LLC (Griffith Dollar General) at East Main St., between Dwiggins and Colfax St. by AR Engineering, LLC Permission to advertise for a Public Hearing to classify the property as B3; General Business zoning. Currently not zoned.

Ms. Whitney Pizzala of AR Engineering appeared before the Commission. Ms. Pizzala stated her client is interested in zoning 2 acres of property to B3 zoning to accommodate a 9,100 sq. ft. new construction Dollar General Store. There are a proposed 30 parking spaces off Main St. and the building will be parallel to property lines. Mr. Ryfa asked if there is an address. Ms. Pizzala stated there isn't, yet. Mr. Ryfa made a motion granting Griffith BTS Retail, LLC (Griffith Dollar General) at East Main St., permission to advertise for a Public Hearing to classify the property as B3; General Business zoning *seconded by Mr. Dobosz. All favored, motion carried.*

Item #4 Griffith BTS Retail, LLC (Griffith Dollar General) at East Main St., between Dwiggins and Colfax St. by AR Engineering, LLC. Preliminary Site Plan Review to construct a retail store.

Ms. Whitney Pizzala of AR Engineering appeared before the Commission. Ms. Pizzala stated her client is proposing to construct a new 9,100 sq. ft. retail store. Mr. Ballah asked if it is similar to the size of the 45th Ave. location. Ms. Pizzala stated that store is bigger than the proposed. Mr. Ryfa asked if it is similar to the Highland location. Ms. Pizzala stated it is. Mr. Maglish asked if there is green space at the back of the property. Ms. Pizzala stated they are proposing to stay 5 ft. from the property lines. Mr. Ryfa asked if there are plans for fencing or shrubs. Ms. Pizzala stated a screened fence is shown. Mr. Ryfa stated the Plan Commission could possibly grant Preliminary and Final approval at the October meeting. Mr. Ryfa asked for a rendering of the front elevation is needed by the next meeting. Ms. Pizzala stated that wouldn't be a problem. Mr. Maglish made a motion to continue Griffith BTS Retail, LLC (Griffith Dollar General) at East Main St to the October 15, 2018 meeting *seconded by Mr. Bubala. All favored, motion carried.*

Item #5 Family Express Corporation, 1208 45th Ave., by DVG. Site Plan Review for a Change of Use.

Mr. Russ Pozen of DVG appeared before the Commission. Mr. Ryfa asked if the town plan engineer has reviewed the plans. Mr. Pozen stated he has met with Mr. Dammarell and Mr. McDermott. Mr. Ryfa asked what the date of construction is. Mr. Pozen stated they are hoping to begin at the end of October. Mr. Dobosz asked if the buildings footprint will remain the same. Mr. Pozen stated it will. The big changes will be on the exterior with the addition of the canopy, pumps, and parking lot. Mr. Maglish asked what the hard surfaces will be. Mr. Pozen stated the pumps, canopy, tanks, apron, and sidewalk will be concrete. The rest will be asphalt. Mr. Ryfa asked about the ingress/egress. Mr. Pozen stated they will remain the same. Mr. Maglish asked if there will be a collection on the separator. Mr. Pozen stated

collection is done two times a year according to manufacturer's requirements. It is located on the north side. Mr. Ryfa asked if there is proposed fencing. Mr. Pozen stated a neighbor's fence is 1' over the property which will remain, but there are plans for additional fencing. There will be an 8 ft. gap between the two. Mr. Ryfa asked if its purpose is a buffer from the residence. Mr. Pozen stated that was correct. **Mr. Ryfa made a motion** granting permission for a Change of Use to Family Express Corporation, 1208 45th Ave., by DVG **seconded by Mr. Dobosz. All favored, motion carried.**

Item #6 Family Express Corporation, 1208 45th Ave., by DVG. Preliminary Site Plan Review to convert the property to a commercial convenience store and gas station.

Mr. Pozen stated he will be working with staff to complete the site plan. After some discussion **Mr. Ryfa made a motion** granting Family Express Corporation, 1208 45th Ave., by DVG Preliminary Site Plan approval to convert the property to a commercial convenience store and gas station **seconded by Mr. Bubala. All favored, motion carried.**

Item #7 Tech Weigh, 1004 Reder Rd., by McMahon Engineering. Preliminary Site Plan Review to construct a warehouse/shipping and receiving office.

Mr. Jack Clark of Tech Weigh appeared before the Commission. Mr. Clark stated he would like to construct a warehouse/shipping and receiving office with the addition of an office in the front. Mr. Ballah asked if zoning is in place. Mr. McDermott stated it is. Mr. Ryfa asked if there are any current issues with drainage. Mr. Clark stated there is not. Mr. Ryfa asked if the building will tie into existing water. Mr. Clark stated they will. Mr. Ballah asked if there is septic usage. Mr. Clark stated they currently use approximately 300 gallons a day. Mr. Ryfa stated his concerns with flooding. Mr. Rettig, Engineer, stated he will work with Mr. Dammarrell. **Mr. Ryfa made a motion** granting Preliminary Site Plan Approval to Tech Weigh, 1004 Reder Rd., **seconded by Mr. Bubala. All favored, motion carried.**

Item #8 Surly Axe Throwing, 325 E. Main St., by Zachary Lanting. Site Plan Review for a Change of Use.

Mr. Zachary Lanting appeared before the Commission. Mr. Lanting stated axe throwing is similar to throwing darts, but with 2-pound axes. There will be two lanes (6-10 people teams). The proposed hours are Monday-Thursday; 5:00 pm to 9:00 pm, Friday and Saturday; 12:00 pm to 11:00 pm, and closed on Sunday. There will be online reservations available for groups. There are 2 similar establishments in Chicago, and one in Minneapolis. The space is currently being used as a warehouse by Smolinski. Their lease is up in December, and they will not be renewing the lease. Mr. Lanting added that he will be making some modifications to the space. Mr. Ryfa stated he is aware there is a telephone/utility pole in the front parking lot. NIPSCO has been contacted months ago. Mr. Maglish asked if parking will be an issue. Mrs. Mirjana stated Mr. Lanting will have plenty of parking. At this time there was discussion regarding parking. Mr. Ryfa mentioned the petitioner should be aware of the sign ordinance. **Mr. Ryfa made a motion** granting Site Plan Approval for Change of Use to Surly Axe Throwing, 325 E. Main St., by Zachary Lanting **seconded by Mr. Bubala. All favored, motion carried.**

COMMUNICATIONS

None.


BILLS AND EXPENDITURES

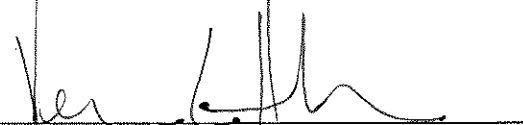
Mr. Maglish made a motion to approve a claim for the meeting held May 21, 2018 in the amount of \$65.00 **seconded by Mr. Bubala. All favored, motion carried.**

ADJOURNMENT

There being no further business to come before the Plan Commission a motion was made and seconded to adjourned at 8:02 pm

Respectfully Submitted


Stan Dobosz, Secretary


Veronica L. Horka, Recording Secretary