

Town of Griffith
Plan Commission
January 25, 2017
7:00 p.m.

The January 7, 2016 Plan Commission meeting was called to order at 7:02 p.m. by Chairman Larry Ballah with members Rick Ryfa, Rob Bubala, Ken Ruesken, Dave Maglish, and Stan Dobosz. Also present was Town Attorney; Bob Schwerd, Plan Commission Engineer; Jake Dammarell, and Building Commissioner; Steve McDermott. Absent was Tony Hobson and Building Commissioner; Steve McDermott.

Minutes from the December 7, 2016 meeting were approved as written.

ELECTION OF OFFICERS

Mr. Bubala 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. Ruesken. All favored, motion carried. Mr. Bubala made a motion for Dave Maglish to remain Secretary seconded by Mr. Ruesken. All favored, motion carried.

OLD BUSINESS

None.

NEW BUSINESS

Item #1 John R. Gonda; 317 S. Broad St., Requesting a Public Hearing to rezone the property from R2 Single Family to R3 Single to Four Family.

Mr. Gonda appeared before the Board. Mr. Gonda stated he has owned the property at 317 S. Broad St. since the 70's. The property has always been used as multi-family and he would now like to sell the property as such, but the property is shown as a single family zoning. There are multi-unit dwellings within a close proximity of the house in question. Mr. Ballah asked about the drive access. Mr. Gonda stated the survey shows an easement at the rear of the property as well as a 10' easement on the driveway; the driveway is shared with the property next door. Mr. Ryfa asked if there is a driveway on the property. Mr. Gonda stated there is. Mr. Ryfa suggested verifying all underground utilities. Mr. Ryfa then asked if there is a buyer yet. Mr. Gonda stated the buyers are pending due to the zoning. Mr. Schwerd stated the easement in question is the property owner's easement, not the town's. Mr. Dammarell agreed, the easement is a cross access easement and not considered a town right-of-way easement. Mr. Ryfa asked how old the house is. Mr. Gonda stated it may have been built in 1948. Mr. Ballah then explained that the request could be considered "spot zoning", then gave a brief explanation of what that is. Mr. Ryfa asked Mr. Schwerd if the R3 zoning should include other nearby properties. Mr. Schwerd stated the town may want to consider including properties that are near the petitioner's and rezone the property on their behalf. Mr. Ryfa stated he would like the town to look at that area and include some other effected properties in the rezone. Mr. Ryfa then asked if businesses are in the R3 zoning district. Mr. Dammarell stated that is considered transitional zoning. **Mr. Ryfa made a motion** granting John R. Gonda; 317 S. Broad St., permission to advertise for a Public Hearing to rezone the property from R2 Single Family to R3 Single to Four Family **seconded by Mr. Ruesken. All favored, motion carried.**

Item #2 912 Avenue H by Nick Georgiou and Carlos Ruiz. Preliminary Site Plan Approval to construct an industrial warehouse with site improvements.

Mr. Nick Georgiou and Mr. Carlos Ruiz appeared before the Board. Mr. Georgiou stated they would like to construct a 17,000 sq. ft. building. The other building on site will be demolished. There are plans to pave up to the new building, including a circular path. There are 5.5 usable acres, no city water/sewer to

the site. Mr. Ruiz asked if the Town would consider extending the water. There is a well that has been converted to a commercial well that is associated with the house. There is also a commercial septic system. The house has been converted to an office. Mr. Georgiou stated there will be 60% occupancy with the new construction. Mr. Ballah asked if the truck parking is connected to the current business. Mr. Georgiou stated it is separate. Mr. Ryfa asked if they will be constructing a warehouse. Mr. Georgiou stated they would, with site improvements. Mr. Ballah stated there are engineering issues. Mr. Georgiou asked for a staff review meeting. There was discussion regarding supplying water. Mr. Ryfa then asked what type of work is proposed on the property. Mr. Georgiou stated there will be a 2,500 sq. ft. office, 2-3 leased warehouse bays, along with their own companies. Mr. Ryfa told Mr. Ruiz to inquire with the Public Works Director regarding the water tie in. Mr. Georgiou asked if it would be possible to recapture fees. Mr. Ryfa stated it is a possibility. Mr. Georgiou stated they have estimated the proposal is a 1 million dollar investment and will add job opportunities. Mr. Dammarell asked how many employees are expected. Mr. Georgiou estimated 10 employees. Mr. Ryfa asked if Mr. Georgiou thought other businesses would tap into the water too. Mr. Georgiou stated 3-4 companies may want to tap in. Mr. Georgiou explained that his business constructs modular laboratories for pipelines. Mr. Bubala asked what the lot size is. Mr. Georgiou stated it is approximately 80 x 120. One modular building is 40 x 50 and they are estimating 2-3 can fit at one time. The buildings are not permanent. Mr. Maglish asked if it is just fabrication of buildings. Mr. Georgiou stated that was correct. ***Mr. Dobosz made a motion*** to continue 912 Avenue H by Nick Georgiou and Carlos Ruiz to the February 22, 2017 meeting so that a staff review may take place ***seconded by Mr. Bubala. All favored, motion carried.***

COMMUNICATIONS

Mr. Ryfa stated as a point of order, to be included in the minutes; the Plan Commission meetings will be held on the 4th Wednesday of each month at 7:00 p.m. with study sessions beginning at 6:30 p.m.

BILLS AND EXPENDITURES

Mr. Maglish made a motion to approve a claim for the meeting held December 7, 2016 in the amount of \$65.00 ***seconded by Mr. Bubala. All favored, motion carried.***

ADJOURNMENT

There being no further business before the Plan Commission a motion was made to adjourn the meeting. All favored, motion carried. Meeting was adjourned at 7:46 p.m.

Respectfully Submitted

Rob Bubala, Secretary

Veronica L. Horka, Recording Secretary