

Town of Griffith
Plan Commission
November 2, 2016

The November 2, 2016 Plan Commission meeting was called to order at 7:02 p.m. by Chairman Larry Ballah with members Rick Ryfa, Ken Ruesken and Stan Dobosz. Also present was Town Attorney; Bob Schwerd, Plan Commission Engineer; Jake Dammarell, and Building Commissioner; Steve McDermott. Absent were members Rob Bubala, Tony Hobson, and Dave Maglish,

Minutes from the October 12, 2016 meeting were approved as written.

OLD BUSINESS

Item #1 Goodwill Industries by Michael O'Connor of Holladay Properties; 1601 W. 45th Ave. Site Plan Approval for a not-for-profit business.

Mr. Doug VonGuten of Andon Construction appeared on behalf of Goodwill Industries. Mr. VonGuten stated a written letter with revisions dated October 25, 2016 had been sent to Butler, Fairman & Seufert. Mr. Dammarell stated the site plan is satisfactory after the requested revisions. **Mr. Ryfa made a motion** granting Preliminary Site Plan approval to Goodwill Industries; 1601 W. 45th Ave. **seconded by Mr. Ruesken. All favored.** Mr. VonGuten asked what could be done for final approval at the current meeting. Mr. Ryfa stated a request for suspension of Plan Commission rules. Mr. Dammarell stated the engineering is sufficient. Mr. Schwerd stated there were not enough Board members present to suspend the rules for final approval. Final approval will have to wait to the December meeting. **Motion carried.**

Item #2 Brent Tomczak; 613 N. Broad St. Public Hearing to rezone the property from R2 Single Family Residential to R3 Single to Four Family residential. Petitioner has requested a continuance to the December 7, 2016 meeting.

Mr. Ryfa made a motion to continue Brent Tomczak; 613 N. Broad St. to the December 7, 2016 meeting **seconded by Mr. Ruesken. All favored, motion carried.**

Item #3 Trail Creek Subdivision by Chris Kovich. Approval of final detail plan.

Mr. Chris Kovich appeared before the Plan Commission. Mr. Ballah asked if the water issued has been resolved. Mr. Dammarell stated it has been and recommended the final approval should be reviewed by the Town Attorney regarding the easements. Mr. Ryfa asked what the material will be for the entrance pipes over NIPSCO. Mr. Kovich stated sand and concrete will be used. Mr. Kovich asked about the temporary road off of Ave H to eliminate traffic. Mr. Ballah stated the property is wetlands and there is an issue with the Army Core. Mr. Dammarell stated NIPSCO and pipeline approval are in order. Mr. Grandbois; 1240 Sawgrass brought up that the subdivision has water pressure issues. Mr. Dammarell asked Mr. McDermott if the Town has received the written approval. Mr. McDermott stated the Town has received them. **Mr. Ryfa made a motion** to approve the final detail plan for Trail Creek Subdivision **seconded by Mr. Dobosz. All favored, motion carried.** Mr. Kovich mentioned the easement issue. Mr. Schwerd stated NIPSCO is changing some of the language and there should be signatures any day now.

NEW BUSINESS

Item #1 Marathon Pipe Line by Kevin Hartman; 1900 W Avenue H Preliminary Site Plan Approval for a new office building/shop.

Mr. Kevin Hartman appeared before the Commission representing Marathon. Mr. Hartman presented a site plan for the new office building on Ave H and the tank farm. The current office building is old and cannot be expanded. Mr. Hartman stated he had met with Mr. McDermott and Mr. Dammarell to review the project. The timeline is to begin construction in the Spring of 2017 and complete within the year. Bids will begin early November. There are a plans for approximately 25 employees and an additional temporary trailer which will have employees also. The proposed building is approximately an 8,000 square foot, metal building with a 60' x 60' shop building, new parking lot to the east with additional parking in back.

They will be maintaining the existing entrance (no new gates), and straighten the waterway. Mr. Dammarell stated he should have comments prepared by the next meeting. Mr. Ballah asked how far along the review process was. Mr. Dammarell stated he is confident enough for preliminary approval. ***Mr. Dobosz made a motion*** granting Preliminary Site Plan Approval to Marathon Pipe Line; 1900 W Ave H for a new office building/shop pending final review by BF&S ***seconded by Mr. Ryfa. All favored, motion carried.***

COMMUNICATIONS

None.

BILLS AND EXPENDITURES

Mr. Ryfa made a motion to approve a claim for the meeting held October 12, 2016 in the amount of \$65.00 ***seconded by Mr. Ruesken. 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 7:30 p.m.

Respectfully Submitted

Rob Bubala, Secretary

Veronica L. Horka, Recording Secretary