

Town of Griffith

Plan Commission

September 14, 2016

The September 14, 2016 Plan Commission meeting was called to order at 7:02 p.m. by Chairman Larry Ballah with members Rob Bubala, Rick Ryfa, Dave Maglish, Ken Ruesken and Stan Dobosz. Also present was Town Attorney; Bob Schwerd and Building Commissioner; Steve McDermott. Absent was Plan Commission Engineer; Pete Kohut and member Tony Hobson

Minutes from the August 10, 2016 meeting was approved as written.

OLD BUSINESS

Item#1 Goodwill Industries by Michael O'Connor of Holladay Properties; 1601 W. 45th Ave. Preliminary Site Plan Approval for a not-for-profit business. NO FURTHER COMMUNICATION FROM THE PETITIONER.

Mr. Ryfa made a motion to grant one final continuance to Goodwill Industries by Michael O'Connor; 1601 W. 45th Ave. **seconded by Mr. Bubala. All favored, motion carried.** Mr. Ryfa asked that the petitioner is notified, in writing, that they must appear before the Plan Commission at the October 12, 2016 meeting or they will be dropped from the agenda and will not be permitted to reappear for 1 full calendar year.

NEW BUSINESS

Item #1 Grindhouse Café, LLC DBA Birdhouse; 132 N. Broad St. by Kathryn Mauch & Gabriel Mauch. Preliminary Site Plan Review for Change of Use.

Gabe & Katheryn Mauch appeared before the Commission. Miss Mauch stated they have decided to change the name from Birdhouse to Space Revival. This location will be used for meetings, community space, small acoustic shows and bridal/baby showers and birthday parties. Eventually they will work towards obtaining a liquor license. Grindhouse Café's growing business is requiring more kitchen space for food prep. Mr. Ballah asked if the upper and lower space will be included. Miss Mauch stated the upper level is an apartment that is currently being rented out and they will only occupy the lower level. Mr. Ballah asked if there was permission from the property owner to come before the Commission. Miss Mauch stated the property owner has signed the Site Plan Application but can provide more documentation if needed. Mr. Ballah stated the signed application was good enough to appear before the Commission but a signed letter for the file is also needed. Mr. Dobosz asked if kitchen equipment is needed. Miss Mauch stated the kitchen will be located in what was previously a meeting room. Mr. Maglish asked if parking would be an issue. Mr. Ryfa stated parking should be an issue on Broad St. Mr. Mauch stated they hope to host small showers/parties with about 23-30 people. **Mr. Ryfa made a motion** approving the Preliminary Site Plan Review to Grindhouse Café, LLC DBA Space Revival; 132 N. Broad St. by Kathryn Mauch & Gabriel Mauch contingent upon letter/permission from the property owner **seconded by Mr. Ruesken. All favored, motion carried.** Mr. Ballah asked if final approval could be granted. Mr. Schwerd stated that would be allowed. Mr. Mauch asked the Commission to suspend the rules and grant Final Site Plan Approval. **Mr. Bubala made a motion** to suspend the rules to grant final approval **seconded by Mr. Ryfa.** Roll call was then taken. Mr. Ballah; in favor, Mr. Bubala; in favor, Mr. Ryfa; in favor, Mr. Dobosz; in favor, Mr. Maglish; in favor and Mr. Ruesken; in favor. **All favored, motion carried to suspend the rules.** **Mr. Maglish made a motion** to grant Final Site Plan Approval to Grindhouse Café, LLC DBA Space Revival; 132 N. Broad St. for a Change of Use **seconded by Mr. Bubala. All favored, motion carried.** Mr. Ryfa suggested the petitioners get in touch with the Griffith Redevelopment Committee.

Item #2 Charles Gregory; 1029 & 1500 Reder Rd by Mark Rucinski. Public hearing to rezone the property from I1 Light Industrial to R1 Single Family Residential.

Mr. Mark Rucinski appeared before the Commission on behalf of Mr. Gregory. Mr. Rucinski