

Town of Griffith
Plan Commission
July 13, 2016

The July 13, 2016 Plan Commission meeting was called to order at 6:55 p.m. by Chairman Larry Ballah with members Rob Bubala, Rick Ryfa, Tony Hobson, Dave Maglish and Stan Dobosz. Also present was Town Attorney; Bob Schwerd and Building Commissioner; Steve McDermott. Absent was Plan Commission Engineer; Pete Kohut, and member Ken Ruesken.

Minutes from the June 8, 2016 meeting were 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. The petitioner would like a continuance to the August 10, 2016 meeting.

Mr. Bubala made a motion to continue Goodwill Industries by Michael O'Connor of Holladay Properties; 1601 W. 45th Ave. to the August 10, 2016 meeting, ***seconded by Hobson. All favored, motion carried.***

NEW BUSINESS

Item #1 Ronald J. Dembowski 114 E. Main St. Requesting permission to advertise for a Public Hearing to rezone the property from B2 Central Business to R2 Single Family Residence.

Ms. Barbara Mooney of 199 N. 750 W, Valparaiso, IN, appeared before the Commission on behalf of Mr. Dembowski. Ms. Mooney stated the original property owner Raymond J. Dembowski has passed away and his son, Ronald J Dembowski is the executor of the estate. Mr. Dembowski stated the property has been on the market for over a year, but cannot sell because of the Commercial B2 Zoning classification. There is a new realtor but the rezone is needed before the property can be relisted. There are investors interested in the property pending the change in zoning. Mr. Ballah asked if the property will be sold as a home. Ms. Mooney stated it is a 5 bedroom home. Mr. Ballah asked if the house is currently habitable. Ms. Mooney stated the home needs work. Mr. Ballah asked if the sale of the home is pending the rezone. Ms. Mooney stated that was correct. Mr. Ryfa asked was the listing price will be. Ms. Mooney stated the list price is \$139,900. ***Mr. Maglish made a motion*** granting permission to Ronald J. Dembowski of 114 E. Main St. to hold a Public Hearing for the rezone of the property from B2 Central Business to R2 Single Family ***seconded by Mr. Bubala.*** Mr. Ryfa asked if the property can have dual zoning. Mr. Schwerd stated there may be an issue with financing the property and suggested a rezone of the property was the proper procedure. Mr. Ryfa asked if the property is given permission for R2 zoning, could it ever go back to commercial zoning. Mr. Schwerd stated it could revert back to commercial once the proper approvals were given thru various boards and commissions. ***All favored, motion carried.***

COMMUNICATIONS

None

BILLS AND EXPENDITURES

Mr. Bubala made a motion to approve a claim for the meeting held June 8, 2016 in the amount of \$65.00 *seconded by Mr. Hobson. All favored, motion carried.*

ADJOURNMENT

There being no further business before the Plan Commission a motion was made to adjourn the meeting. All in favor, motion carried. Meeting was adjourned at 7:06 p.m.

Respectfully Submitted

Rob Bubala, Secretary

Veronica L. Horka, Recording Secretary