

Town of Griffith
Plan Commission
September 20, 2021

The September 20, 2021 Plan Commission meeting was called to order at 7:04p.m. by Chairman; Larry Ballah with members, Rob Bubala, Dave Maglish, Rick Ryfa, Larry Stassin, and Jim Marker. Also present was Attorney Bob Schwerd, Plan Commission Engineer; Jake Dammarell, and Building Commissioner; Steve McDermott. Absent were members Stan Dobosz.

Minutes from the August 16, 2021 meeting were approved as written.

OLD BUSINESS

Item #1 Danny's Family Pets & Accessories; 315 N Broad St., Change of Use to operate a pet store.

Mr. Darryl Shavers appeared before the board. Mr. Ballah asked Mr. Shavers to go over the business plan. Mr. Shavers stated they want to open a pet store with just puppies as well as supplies. Mr. Shavers stated they would be putting the fence project on hold for the time being and just completing minor fix ups. Mr. Stassin stated that last time they appeared before the board they made mention of breeding puppies. Mr. Shavers stated they will not be breeding dogs but buying them from local residential breeders. Mr. Stassin asked if they have any restrictions on the size. Mr. Shavers stated they will only be dealing with small breed dogs. Mr. Ryfa asked Mr. Shavers to address if the dogs will be outside. Mr. Shavers stated they will not be outside unchaperoned. Mr. Ryfa made mention of concerns with any noise ordinance issues due to the barking. **Mr. Ryfa made a motion** granting Danny's Family Pets & Accessories; 315 N Broad St., Change of Use approval, **seconded by Mr. Maglish.** Mr. Ballah asked for those in favor and those opposed to which Mr. Bubala and Mr. Stassin voted opposed and Mr. Marker did not vote. Mr. Ryfa then asked for a roll call vote which was then taken. Mr. Ballah; in favor. Mr. Bubala; not in favor, Mr. Maglish; in favor, Mr. Ryfa, in favor, Mr. Stassin; not in favor, and Mr. Marker; in favor. **Motion carried 4/2.**

Item #2 Danny's Family Pets & Accessories; 315 N Broad St. Preliminary Site Plan review to extend fence - petitioner has requested item to be withdrawn from agenda.

Item #3 Kenisha Williams; 1188 Turnberry Rd., Change of Use to operate an at home daycare.

The petitioner was not present. **Mr. Ryfa made a motion** to move Kenisha Williams; 1188 Turnberry Rd., to the end of the agenda, **seconded by Mr. Bubala.**

The petitioner did not appear. **Mr. Ryfa made a motion** to continue Kenisha Williams; 1188 Turnberry Rd., to the October 18, 2021 meeting, **seconded by Mr. Stassin. All favored, motion carried.**

Item #4 Js Vspa; 112 E Ridge Rd., Change of Use to operate a wellness and holistic spa.

Ms. Janice Austin appeared before the board. Mr. Ballah asked Ms. Austin to explain her business. Ms. Austin stated she will have an esthetician and offer massages, scrubs, and steams. Mr. Ballah asked if there were any invasive procedures, needles, or blood collection to which Ms. Austin stated no. Mr. Schwerd made mention that the offering of massages has a different procedure and requirements and recommend the item be continued to get everything in order. Mr. McDermott mentioned as well that massages required a different process. Mr. Ballah asked what kind of massages they would perform. Ms. Austin stated the massage parlor is in the future for the back room and that she can hold off on offering massages. She stated she is not repairing or fixing anything but has been in the unit for some time waiting for this approval to begin work. Mr. Stassin asked if the esthetician will perform things like Botox injections. Ms. Austin stated it is for lashes and brows. Mr. Ryfa mentioned that if it becomes a medical facility the process is different and that there is a limitation on medical facilities. Mr. Ryfa asked for direct clarification from Ms. Austin on her services to be performed. Ms. Austin stated steaming, scrubs, holistic sea moss, and things of that nature, not massages. Mr. Ballah asked Mr. Schwerd that with the exception of massages, if the petitioner was alright with her operations to which Mr. Schwerd stated yes. Ms. Austin reiterated that massages would be further down the road. Mr. Ryfa asked if there were any state certifications needed or that she would obtain to which Ms. Austin stated no. Mr. Ryfa asked if massage therapists need to be licensed with the state to which Mr. Schwerd stated he believes they do. **Mr. Bubala made a motion** granting Js Vspa; 112 E Ridge Rd., Change of Use to operate a wellness and holistic spa, **seconded by Mr. Marker. All favored, motion carried.**

Item #5 Indi Homes 200 LLC; 1001 E 40th Pl., Request for a Public Hearing to rezone the property form R2 to R3 to build townhomes.

Mr. Bubala made a motion to continue Indi Homes 200 LLC; 1001 E 40th Pl., to the October meeting, **seconded by Mr. Stassin. All favored, motion carried.**

NEW BUSINESS

Item #1 Salon Foxy; 144 S Broad St., Change of Use to operate a salon.

Alejandro Gonzales appeared before the board. Mr. Garcia mentioned he used to work in the building for over a decade and wanted to come back to the area. Mr. Garcia stated the services he provides are makeup, hair cutting, and color services. Mr. Ballah asked if there was work going on in the building. Mr. Garcia stated the contractor was supposed to turn in the paperwork for permits and licensing. Mr. Ballah asked if the contractor had a permit to perform the work to which Mr. McDermott stated no. Mr. Ballah stated there are two issues, the first issue is that the building cannot be used until its up to code. Mr. Ryfa stated the second issue, that they violated ordinance when they began work without permits. Mr. Garcia stated he was not aware of the work beginning until it was almost done. Mr. Ballah asked who hired the contractor. Mr. Garcia stated the building owner hired him. Mr. Ryfa asked who would be paying the contractor to which Mr. Garcia stated he is responsible for any upgrades to run the salon. Mr. Marker asked if he was paying for the chairs and mirrors, etc. Mr. Garcia stated yes. Mr. Marker then asked who was paying for things like the drywall to which Mr. Garcia stated the owner. Mr. Marker asked Mr. McDermott to confirm that Team Fisher LLC did not have permits to which Mr. McDermott responded yes and that no one had any permits to

work at the property and that the building is still under stop work order. Mr. Ballah asked Mr. Schwerd if they can grant Change of Use for the business with the stipulation they may not operate until the permits and license are in order. Mr. Schwerd responded yes and that we make it clear that no occupancy permit be issued until all the problems are sorted out. Mr. Ballah asked Mr. Garcia if he understood to which Mr. Garcia stated he did. ***Mr. Ryfa made a motion*** granting Salon Foxy, 144 S Broad St., Change of Use to operate a salon ***seconded by Mr. Stassin.*** Mr. Ryfa stated this approval is for a Change of Use that allows Mr. Garcia to operate a salon but that they may not operate until all permits and licensing has been obtained and everything is in compliance. ***All favored, motion carried.***

Item #2 Angotti Property LLC; 1533 N Cline Ave. Preliminary Site Plan review to build a garage.

Mr. Anthony Tsikouris with Tack Building Services appeared before the board. He stated they are building a garage for Guardian Pest Control. Mr. Ballah asked if the structure was going behind the main building to which Mr. Tsikouris stated yes and that it will sit near the existing concrete driveway. Mr. Ballah asked the purpose of the garage. Mr. Tsikouris stated to store two vehicles and product. Mr. Marker asked if they would store chemicals to which Mr. Tsikouris stated no, but traps and thing of that nature. Mr. Ryfa asked if any dead animals would be in there or if any euthanizing would take place in the garage to which Mr. Tsikouris stated not to his knowledge. Mr. Ballah then asked if anyone had any questions. Mr. Maglish asked if there would be front or back lighting and if they would be on all night. Mr. Tsikouris stated that yes, they will have front and back lighting but he was not sure if they will be on all night. Mr. Ballah asked if the lights will be wall mounted or pole mounted to which Mr. Tsikouris stated wall mounted. Mr. Ryfa asked if there was a fence back there now. Mr. Tsikouris stated yes. ***Mr. Stassin made a motion*** granting Angotti Property LLC; 1533 N Cline Ave, Preliminary Site Plan approval ***seconded by Mr. Bubala.*** Mr. Tsikouris then requested the Commission to suspend the rules and grant Final Site Plan approval. ***Mr. Ryfa then made a motion*** to suspend the rules, ***seconded by Mr. Marker.*** Roll call was then taken. Mr. Ballah; in favor. Mr. Bubala; in favor, Mr. Maglish; in favor, Mr. Ryfa; in favor, Mr. Stassin; in favor, and Mr. Marker; in favor. ***All favored, motion carried to suspend the rules.*** ***Mr. Bubala made a motion*** granting Angotti Property LLC; 1533 N Cline Ave., Final Site Plan approval, ***seconded by Mr. Stassin.*** ***All favored, motion carried.***

Item #3 Michael Speranza; 201 S Colfax St. Preliminary Site Plan review to install a fence.

Mr. Michael Speranza appeared before the board. Mr. Speranza stated they have been in the location for around 25 years and have outgrown their space, needing more room for storage. Mr. Ballah asked what kind of fence they intend to put up to which Mr. Speranza responded a six-foot chain-link fence with barbed wire. Mr. Ballah asked what they intend to store in the area. Mr. Speranza stated pipes with 6" to 12" diameter that will be loaded onto a trailer in the area to be taken for scrap. Mr. Ballah asked if the fence was a security fence. Mr. Speranza stated yes. Mr. Ballah stated the site plan showed the fence would be on the Southeast corner of the property, to which Mr. Speranza stated that was correct. Mr. Maglish asked if there were any trailers currently out there, to which Mr. Speranza stated no. Mr. Ballah asked if the area would remain gravel or change to which Mr. Speranza stated the fence would encompass just the existing graveled area and that they are not expanding the graveled area. Mr. Maglish asked if they would want to slat the fence. Mr. Speranza stated perhaps. Mr. Ryfa asked the zoning to which Mr. McDermott stated 11. Mr. Ryfa asked if 11 allows outdoor storage to which Mr. McDermott stated yes. ***Mr. Ryfa made a motion*** granting Michael Speranza; 201 S Colfax St., Preliminary Site Plan approval ***seconded by Mr. Marker.*** Mr. Speranza then requested the Commission to suspend the rules and grant Final Site Plan approval. ***Mr. Bubala then made a motion*** to suspend the rules, ***seconded by Mr. Stassin.*** Roll call was then taken. Mr. Ballah; in favor. Mr. Bubala; in favor, Mr. Maglish; in favor, Mr. Ryfa; in favor, Mr. Stassin; in favor, and Mr. Marker; in favor. ***All favored, motion carried to suspend the rules.*** ***Mr. Stassin made a motion*** granting Michael Speranza; 201 S Colfax St., Final Site Plan approval, ***seconded by Mr. Bubala.*** ***All favored, motion carried.***

Item #4 Beautician Featuring Fashion; 126 N Griffith Blvd. Change of Use to operate a salon and shop.

Mr. Tina Maxwell appeared before the board. Ms. Maxwell stated the building was previously a massage therapy business. She stated that as far as changes go they would just be painting, removing carpet, and installing shampoo bowls. Mr. Ballah asked if there would be any new plumbing or walls. Ms. Maxwell stated no. Mr. Stassin asked if they would be selling any other items. Ms. Maxwell stated yes, things like accessories, scarves, and shirts. ***Mr. Ryfa made a motion*** granting Beautician Featuring Fashion; 126 N Griffith Blvd., Change of Use to operate a salon ***seconded by Mr. Marker.*** ***All favored, motion carried.***

Item #5 Dairy Queen; 225 W Ridge Rd. Preliminary Site Plan review to install an outdoor walk in cooler/freezer box.

Mr. Eric Dorris, with EDOCO Environmental Services, appeared before the board. Mr. Dorris explained he was hired to replace the existing combination walk in cooler and freezer. Mr. Dorris stated they would be increasing the size of the unit and that the only loss is a possible change in the asphalt area. Mr. Maglish asked if the asphalt they loose would be in back to which Mr. Dorris stated yes. Mr. Dorris stated they will angle the parking spaces by 45 degrees to allow for the same number of spaces. Mr. Ryfa asked how much of an expansion there would be. Mr. Dorris stated around 6' wide and 5' deeper. ***Mr. Ryfa made a motion*** granting Dairy Queen; 225 W Ridge Rd., Preliminary Site Plan approval ***seconded by Mr. Stassin.*** Mr. Dorris then requested the Commission to suspend the rules and grant Final Site Plan approval. ***Mr. Bubala then made a motion*** to suspend the rules, ***seconded by Mr. Stassin.*** Roll call was then taken. Mr. Ballah; in favor. Mr. Bubala; in favor, Mr. Maglish; in favor, Mr. Ryfa; in favor, Mr. Stassin; in favor, and Mr. Marker; in favor. ***All favored, motion carried to suspend the rules.*** ***Mr. Bubala made a motion*** granting Dairy Queen; 225 W Ridge Rd., Final Site Plan approval, ***seconded by Mr. Stassin.*** ***All favored, motion carried.***

COMMUNICATIONS

BILLS AND EXPENDITURES

Mr. Maglish made a motion to approve a claim for the meetings held August 20, 2021 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 adjourn. The meeting was adjourned at 7:43p.m.

Respectfully Submitted

Stan Dobosz, Secretary



Aubrey R. Stegall, Recording Secretary

