

possibly provide a solution not in a public hearing. **Mr. Stassin made a motion** to continue the item to the September 20th, 2021 meeting, **seconded by Mr. Marker. All favored, motion carried.**

Item #5 Js Vspa; 112 E Ridge Rd., Change of Use to operate a wellness and holistic spa.

The petitioner was not present. **Mr. Wichlinski made a motion** to continue Js Vspa; 112 E Ridge Rd., to the September 20, 2021 meeting, **seconded by Mr. Kus. All favored, motion carried.**

Item #6 Griffith Baptist Church; 823 N Harvey Ave., Preliminary Site Plan review to put a temporary portable modular classroom unit in an existing asphalt parking lot.

Mr. Tyler Ballah appeared before the board. He then passed around Site Plans for the board to review. He explained they had intended to build additional classes but due to Covid have been unable, but they still need the additional space for the classrooms. Mr. Ballah asked if there would be any plumbing or utilities. Mr. Tyler Ballah indicated they would not. Mr. Ryfa asked how many students the rooms hold. Mr. Tyler Ballah indicated there are two classrooms that can hold up to 24 students for a total maximum of 48 students. Mr. Stassin asked if the spaces were temporary. Mr. Tyler Ballah stated they are temporary for up to two years. **Mr. Bubala made a motion** granting preliminary site plan review to Griffith Baptist Church; 823 N Harvey Ave., **seconded by Mr. Stassin. Motion carried 4/1 with Mr. Ballah abstaining.** Mr. Ryfa stated that the two-year time should start upon completions of the project not just approval from the Commission. Mr. Bubala then amended his motion to include the said caveat. Mr. Tyler Ballah then requested the Commission to suspend the rules and grant Final Site Plan approval. **Mr. Stassin then made a motion** to suspend the rules, **seconded by Mr. Bubala.** Roll call was then taken. Mr. Ballah; in favor. Mr. Bubala; in favor, Mr. Ryfa, in favor, Mr. Stassin; in favor, Mr. Dobosz; in favor, and Mr. Marker; in favor. **All favored, motion carried to suspend the rules. Mr. Ryfa made a motion** granting Final Site Plan approval, **seconded by Mr. Bubala. Motion carried 5/1 with Mr. Ballah abstaining.**

Item #7 Indi Homes 200 LLC; 1001 E 40th Pl., Request for a Public Hearing to rezone the property from R2 to R3 to build townhomes.

Mr. Jason Patrinos appeared before the board. Mr. Ballah asked what Mr. Patrinos intends to do with the property. Mr. Patrinos stated that he wants to build 16 townhomes on the 2.5-acre lot, the extra acre would be used for water management. Mr. Stassin asked if Mr. Patrinos has contacted an engineer to which Mr. Patrinos stated he had not. Mr. Ballah asked if the 16 units would meet code and if Mr. Patrinos wants to consider a PUD. Mr. Patrinos stated he felt the area was too small for a PUD. Mr. Ballah stated that we need more additional information in order to move forward with the request, such as utilities. Mr. Patrinos stated he would provide that information if he has the support of the board to rezone. Mr. Ballah stated they do not have enough information in order to support his request and asked if 16 is the specific amount he wants to put there. Mr. Patrinos stated it did not have to be 16, he just wants to rezone the property and then will make plans to code. Mr. Ryfa informed Mr. Patrinos that they have had requests in the past to put homes on this property similar to Mr. Patrinos' request that have been met with pushback from the surrounding neighbors. He asked that Mr. Patrinos work with our town engineers and building department. He then asked what the approximate sale value of each units was. Mr. Patrinos stated around \$220,000. **Mr. Ryfa made a motion** granting the request for the Public Hearing, **seconded by Mr. Bubala. All favored, motion carried.**

COMMUNICATIONS

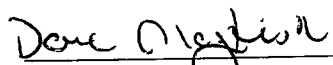
BILLS AND EXPENDITURES

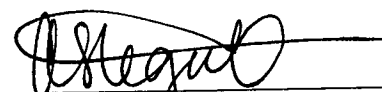
Mr. Ryfa made a motion to approve a claim for the meetings held July 19, 2021 in the amount of \$65.00 **seconded by Mr. Bubala. All favored, motion carried**

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 7:39p.m.

Respectfully Submitted


Stan Dobosz, Secretary


Aubrey R. Stegall, Recording Secretary

Town of Griffith
Plan Commission
August 16, 2021

The August 16, 2021 Plan Commission meeting was called to order at 7:01 p.m. by Chairman; Larry Ballah with members, Rob Bubala, Rick Ryfa, Larry Stassin, Stan Dobosz, and Jim Marker. Also present was Plan Commission Engineer; Jake Dammarell, and Building Commissioner; Steve McDermott. Absent were members Dave Maglish and Attorney Bob Schwerd.

Minutes from the July 19, 2021 meeting were approved as written.

OLD BUSINESS

Item #1 709 E Elm, LLC; 709 E Elm St. A Public Hearing to rezone the property from an R2 zoning to R3.

Ms. Sue Morrison and Mr. Karl Seger appeared before the board. The property in question is a residential building with three units which do not fit the current R2 zoning requirements. The building needs to be rezoned as R3 in order to be compliant with Town Ordinances and so the current owners can sell the building. Mr. Ballah asked if all mailings and publications were in order. Ms. Stegall responded that they were. Mr. Ballah open the public hearing. With no one to speak for or against the request, Mr. Ballah closed the public hearing. ***Mr. Stassin made a motion granting a favorable recommendation to Town Council to rezone 709 E Elm from R2 to R3 zoning, seconded by Mr. Bubala. All favored, motion carried.***

NEW BUSINESS

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

Ms. Cynthia Hallett, Ms. Temprestt Shavers, and Mr. Darryl Shavers appeared before the board. Mr. Ballah asked if the pet store occupancy was compliant with zoning. Mr. McDermott indicated that it was. Mr. Ryfa asked what the changes to the building would be. Ms. Hallett stated they would like to extend the fence 18 feet out. Mr. Ryfa stated they would want something like a decorative fence and asked if they started any work. Mr. Shavers stated they had started the work and stopped after being instructed to do so. Mr. Ryfa asked what kind of fence to which Mr. Shavers stated a rod iron fence. Mr. Ryfa stated he would not vote in favor of anything like chain link or something that is not decorative. He instructed Mr. Shavers to look at the fence around the Franklin Center as an example. Mr. Ballah asked what they intend to do in the front yard. Ms. Shavers stated they intend to place little playgrounds for the puppies. Mr. Stassin asked if this would be a pet day care or a store. Ms. Shavers stated they will be doing things differently than a normal pet store. They want to give the pets exercise and space while in their care. Mr. Stassin asked if they be breeding the puppies or purchasing them. Ms. Shavers stated that some of the puppies are bred at their home while some are purchased from local breeders. Mr. Ryfa stated his concern is that the area is still part residential and part commercial and that the animals may become a disturbance to the neighbors if they are outside. Mr. Stassin asked the dogs ages and size. Ms. Shavers stated small breed puppies. Mr. Stassin asked if they were wanting the same height of the fence currently to which Ms. Shavers stated yes. Mr. Ryfa asked if they purchased the property already to which Ms. Shavers stated yes. Mr. Ryfa expressed that he feels we need more details in order to vote on this item and will need to look into our zoning ordinances and speak with out attorneys. Mr. Ballah asked if we can set up a work study session to which Mr. McDermott stated yes. Mr. Ryfa asked if they will be limiting the hours the animals will be outside. Mr. Shavers stated they will and that the animals will out during the day for an hour or so for exercise. Mr. Stassin brought up a concern about the fence and kids possibly sticking their hands through the fence and being bitten. Mr. Ryfa mentioned a possible double fence.

Item #2 Danny's Family Pets & Accessories; 315 N Broad St. Preliminary Site Plan review to extend fence.

Mr. Ryfa made a motion to continue both items to the September 20th, 2021 meeting, seconded by Mr. Stassin. All favored, motion carried.

Ms. Hallett stated they had an intended opening date of September 5th and asked if they would possibly meet that. Mr. Ballah stated that would not be possible. Ms. Hallett asked if would be possible to open if they left the fence alone. Mr. Ballah stated there would still be the issue of breeding the dogs. Mr. Shavers stated they are not breeding the dogs on the property just for sale. Mr. Ryfa stated the biggest issue of reviewing if the number of animals is allowed outside. Mr. Ballah also stated that the fence type and location is an issue.

Item #3 SerenDIPity Ice Cream Parlor, LLC; 120 N Griffith Blvd., Change of Use to operate an ice cream parlor.

Ms. Shari Nowatzke and Mr. Andres Hernandez appeared before the board. Ms. Nowatzke passed around a business plan packet to the board. Mr. Ballah asked which unit in the building they were. Ms. Nowatzke clarified the south corner unit. Mr. Ballah asked what the timeframe for opening was if approved and if they intended to remodel. Mr. Hernandez explained they are wanting to open around October. ***Mr. Ryfa made a motion granting SerenDIPity Ice Cream Parlor, LLC; 120 N Griffith Blvd Change of Use approval seconded by Mr. Marker. All favored, motion carried.***

Item #4 Kenisha Williams; 1188 Turnberry Rd., Change of Use to operate an at home daycare.

Ms. Kenisha Williams appeared before the board. Ms. Williams explained that her daughter is an essential worker and they decided that due to current circumstances that Ms. Williams should be the care provider for her daughter's child, her granddaughter, instead of a daycare. Mr. Ballah asked how many children she would be watching. Mr. Williams stated only the one. Mr. Ryfa stated they would look into the legal side of things and compare them the state laws with the Town's ordinances. Mr. Stassin asked why the state directed Ms. Williams to obtain a business license and if it was to obtain state funding. Ms. Williams stated that Family Social Services instructed her to obtain a business permit, not a license. Mr. Ryfa asked that they provide us with their contact info in order to have our attorneys talk with them. Mr. Ballah asked if the child would be living at the residence or just be watched while Ms. Williams daughter is at work. Ms. Williams indicated she would not be living with them and would just be providing care during the day. Mr. Ryfa stated we would need to do more research to determine the legality of the request and