

Town of Griffith
Plan Commission
January 17, 2022
7:00 p.m.

CALL TO ORDER
ROLL CALL
APPROVAL OF MINUTES

OLD BUSINESS

Item #1 Indi Homes 200 LLC; 1001 E 40th Pl., Public Hearing to rezone the property from R2 to R3 to build townhomes.

Item #2 The Party Ave; 1915 W Glen Park Ave., Change of Use to operate a venue/banquet/event coordination center.

Item #3 Pizza Hut; 250 W Ridge Rd., Final Site Plan Review for new construction, multi-tenant building.

NEW BUSINESS

Item #1 Rapid Covid PCR Testing; 844 N Cline Ave., Unit #3, Change of use to operate Covid test sample collection site.

Item #2 Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., Preliminary Site Plan Review.

COMMUNICATIONS

BILLS AND EXPENDITURES
ADJOURNMENT

25 sign fee
\$ 275

JASON
219-244-7271 TOWN OF GRIFFITH
APPLICATION FOR REZONING

Date 8/5/21

Name of Applicant Indi Homes 200 LLC

Address 1001 E. 40th Pl Phone 219-244-7271

Legal Description of property to be rezoned:
Griffith IN 46319

Richie's Homesteads all Tracts

Ltrm 6 B L A

What is the present zoning of the property? R 2

What is the proposed zoning change request? R 3

What is the purpose for the property zoning change? Town Home

Development

Do you own the proposed development? Yes (Yes or No)

Do you have a legal contract to act as agent for the developer? (Yes or No)
If so please attach.

Do you have a legal relationship with the developer, if so explain:

Owner is Developer

Notice to Applicant

This application shall be submitted to the Clerk Treasurer's Office. The Rezoning fee adopted by Resolution of the Plan Commission on February 14, 1979 is Two Hundred Fifty Dollars (\$250.00). The appropriate fee is required upon submittal of the subdivision application payable to the Town of Griffith prior to being placed on the agenda.

For Town of Griffith use only

Fees in the amount of 275⁰⁰ were paid on 10 day of August 2021

Signature of Town of Griffith employee VH

Griffith Crossing

Griffith's Latest Townhome Development Some project details:

- Attached Ranch Style Homes with 2 car garage
- 1st Floor Master Suites
- optional: basements and lofted second floors.
- Exterior maintenance free living.
- Luxury Kitchens and Baths
- Quartz countertops throughout
- Luxury flooring and porcelain bathrooms
- Starting at 220k.

Plan Commission _____

TOWN OF GRIFFITH

111 N. BROAD ST., GRIFFITH, IN 46319
PHONE (219) 922-3091 FAX (219) 924-3840

Fee \$ 100.00

Receipt # 80901

SITE PLAN APPLICATION FOR CHANGE OF USE

Business Owner: Doretha Hawkins - Doretha A. Holmes Phone: 773-678-9808
Address: 1915 W Glen Park Avenue - 7614 William Loomis Pl 60438

Business Name: The Party Ave Phone: 877-843-2831
Property Address: 1915 W Glen Park Ave

Property Owner: 45th Street Real Estate Ventures, LLC Phone: 219-867-0200
Address: 123 N Main St, Unit #001 Crown Point IN 46007

Zoning: R-8 Is Use Allowable Per Town Code: (Y) N

Current or Past Use of Property: Retail Sq. Footage of Interior: 2,160 sq ft

Proposed Use of Property: Event Coordination/Venue / Banquet Proposed Opening Date: 11-1-2021

Number of Employees: 4 Hours of Operation: 8am - 1am

Existing Number of Parking Spaces: 170 Is Parking Adequate Per Ordinance: (Y) N

Will There Be Any Remodeling of the Space? (Y) N. If yes, please describe:
Additional Bathroom may be added

Signage: (Y) New () Existing Sq. Footage of existing signage: _____ Additional sq. ft. _____

Location of Signage: Will seek signage when approved

Business Owner Signature: Doretha Holmes Date: 10-5-2021

Property Owner Signature: Robert Jones Date: 8/16/21

FOR OFFICE USE ONLY

Date received: 10-5-21

Fees in the amount of \$ 100 were paid on 5 day of October, 2021

TOWN OF GRIFFITH BUSINESS LICENSE APPLICATION



Name of Business: The Party Ave
 Location Address: 1915 W. 4th Ave Telephone: 208-984-1808
 Home/Post Office Address: _____ Telephone: 208-984-1808
 Federal ID Number: _____ Email: THEPARTYAVE@GMAIL.COM

Primary & Secondary Contacts (Name Address & Phone Number)
 Name: David Hawkins Address: 1260 N. Main St
 City/State: Griffith, ID 83401 Telephone: 208-984-1808 Cell: _____
 Name: David Hawkins Address: 1915 W. 4th Ave
 City/State: Griffith, ID 83401 Telephone: 208-984-1808 Cell: _____

Owner's License: None Number: W262-1708-000 Expiration: 9-18-2014
 State License to Operate Business Required: Yes No: _____ If yes, attach copy

Building Owner:
 Name: Anna McDevitt Address: 123 N. Main St #001
 City/State: Griffith, ID 83401 Telephone: _____ Cell: 208-308-3553

Type of Alarm: No security alarm installed at this time.
 Fire: _____ Burglar: _____ Water Flow: _____ Robbery: _____ Other: _____ Outside Alarm: _____ Silent: _____
 Equipment installed in compliance with standard (UL, NFPA, etc.)
 Alarm Monitoring Company: _____ City/State: _____ Telephone: _____

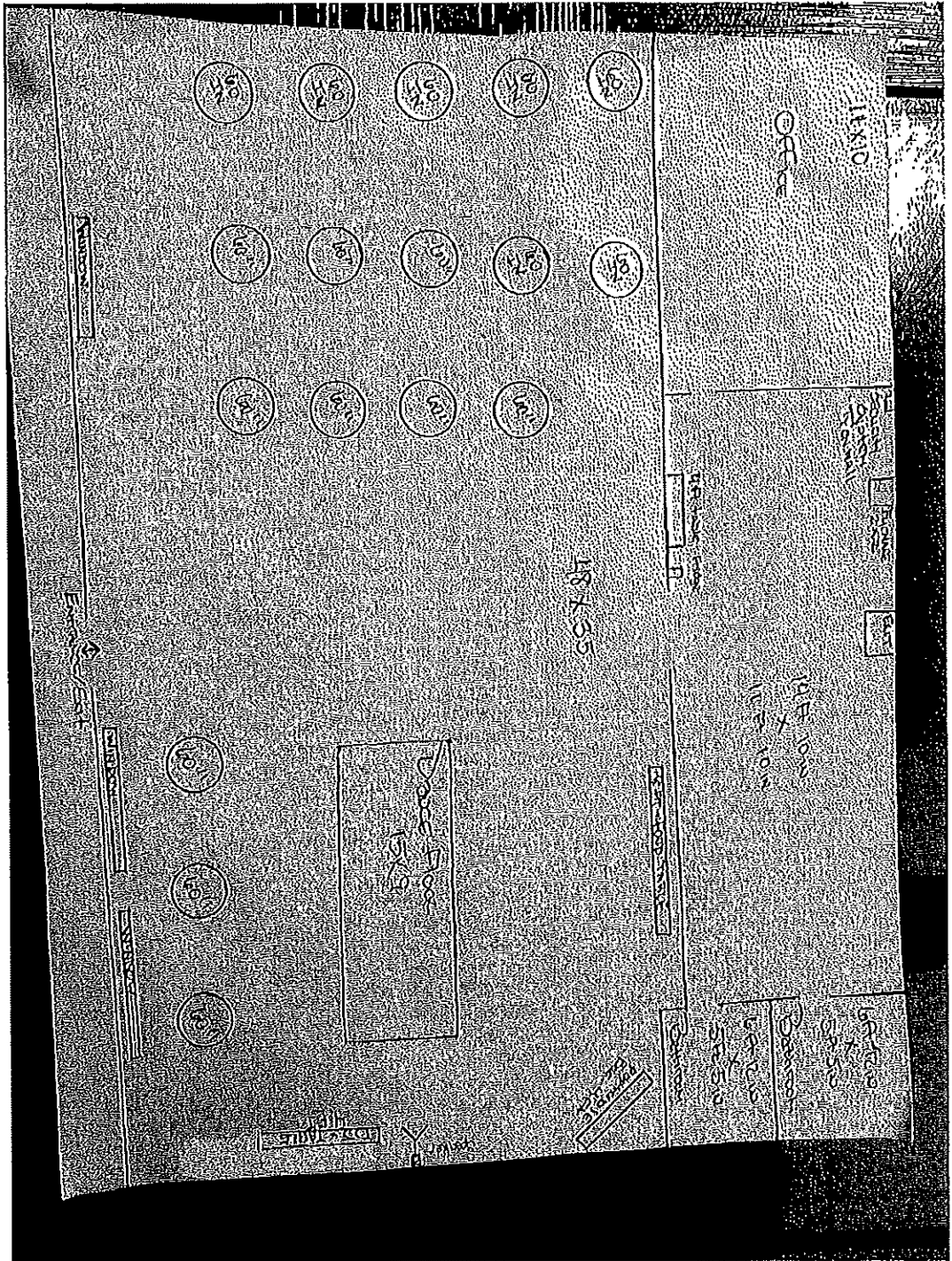
Give in detail the type of work conducted at the business: Celebrations for various occasions
Event planning, decor, seminars, parties, pop ups, etc.

Principal hours of operation: 9am-11pm Days a week: 7 Number of employees: 3

Will there be discharge of any system or release of chemicals or waste into sewer system? NO
 If yes, please explain: _____

Please attach copies of Material Safety Data Sheets (MSDS) for chemical materials stored or handled at the facility. The material is not required if facility presently complies under SARA Title III.

Lake County Solid Waste District also requires a plan describing how your recycling will be managed.
WE PLAN TO OBTAIN RECYCLING SERVICES FROM ONE OF THE LOCAL WASTE MANAGEMENT COMPANIES
Please attach an 8.5" x 11" drawing of the floor plan showing storage office space, emergency exit, etc.
SERVICES OFFERED TO THE INDUSTRY



GRIFFLAND PLAZA

1816-1955 W Glen Park Ave, Griffith, IN 46319



LEASE SPACES

GRIFFLAND PLAZA

Shades of Time Suite 1811	Heights Financial Suite 1815	45th St. Tattoo Suite 1817	Chinatown Suite 1821	Great Nails Suite 1823	Gateway Bar Suite 1827	Member Source Credit Union Suite 1903	Suite 1909	State Farm Suite 1911	Suite 1915	Suite 1923	Romano's Pizza Suite 1929	VUE Salon	Command Ctr Suite 1935	Edward Jones	Private Office	SEMAC Offices
																Suite 1947
																Griffland Optical
																Boothleg Liquors Suite 1955 & 1957

Suite	Unit Size (SF)	Tenant
1811	2,000	Shades of Time
1815	1,872	Heights Financial Corp.
1817	1,500	45th Street Tattoo
1821	1,500	Chinatown Restaurant
1823	1,000	Nail Salon
1827	2,000	Gateway Bar & Grill
1831	1,500	Gateway Bar & Grill
1903	2,940	Members Source Credit Union
1909	2,100	Vacant
1911	1,000	State Farm
1915	2,150	Vacant

Suite	Unit Size (SF)	Tenant
1923	4,000	Vacant
1927	2,000	Romano's Pizza
1929	1,560	Vacant
1931	1,000	VUE Salon
1935	1,560	Command Center
1939	960	Edward Jones
1941	870	Private Office
1943	3,877	SEMAC Offices
1947	1,230	Vacant
1951	1,500	Griffland Optical
1955	3,125	Boothleg Liquors

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1909	Available	2,100 SF	NNN	\$11.00 SF/yr	
1915	Available	2,150 SF	NNN	\$11.00 SF/yr	
1923	Available	4,000 SF	NNN	\$11.00 SF/yr	
1929	Available	1,560 SF	NNN	\$11.00 SF/yr	

BRETT MCDERMOTT
Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

AARON MCDERMOTT, CCIM
219.864.0200
amcdermott@latitudeco.com

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LATITUDECO.COM



TOWN OF GRIFFITH PLAN COMMISSION
APPLICATION FOR SITE PLAN REVIEW

LOCATION OF DEVELOPMENT: 250 W Ridge Rd

ZONING B3

APPLICANT(S) INFORMATION

NAME: JuanManuel Hernandez

PHONE: 214.819.3800

ADDRESS: 450 E John Carpenter Fwy Ste#100

ALT PHONE: _____

CITY, STATE, ZIP: Irving, TX 75062

EMAIL: juan.hernandez@eymgroup.com

SITE PLANNER(S) INFORMATION

NAME: Jay O'dell

PHONE: 913.488.5584

ADDRESS: 15105 Metcalf Ave Unit-A

ALT PHONE: _____

CITY, STATE, ZIP: Overland Park, KS 66223

EMAIL: jay.odell@aubryenterprises.com

PROPERTY OWNER(S) INFORMATION

NAME: EYM Realty Griffith Plaza LLC

PHONE: 214.819.3800

ADDRESS: 450 E John Carpenter Fwy Ste#100

ALT PHONE: _____

CITY, STATE, ZIP: Irving, TX 75062

EMAIL: jullo.carrillo@eymgroup.com

NAME OF DEVELOPMENT (IF APPLICABLE): Pizza Hut

LEGAL DESCRIPTION: That part of Lot 1, Ridge Realty Subdivision
One as per plat recorded in Plat Book 49, INTENDED USE: New construction for multi-tenant building
page 46 in Lake County, IN.

DO YOU HAVE A LEGAL CONTRACT TO ACT AS AGENT FOR DEVELOPER? (IF SO ATTACH): n/a

IS THE PROPERTY LEGALLY SUBDIVIDED PER ORDINANCE?: yes

****THIS APPLICATION SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT ALONG WITH TEN (10) PRELIMINARY
PLAT ENGINEERED BLUEPRINT DRAWINGS WHICH MEET ALL OF THE APPLICABLE ORDINANCES****

APPLICANT SIGNATURE: _____

DATE: 11.18.2021

FOR OFFICE USE ONLY

Date received: 11.18.21

Fees in the amount of \$143²⁵ were paid on 1 day of December, 2021.

Town of Griffith employee signature: _____

ELECTRONICALLY FILE YOUR PROJECT WITH STATE OF INDIANA at <http://www.in.gov/dhs/2660.htm>.
 This on-line filing is through a secure site, you can use it to submit your project information, pay the fees and upload your project plans.
 Use Internet Browser to View this report, other browsers are not compatible to view this report



Indiana Department of Homeland Security
 DIVISION OF FIRE & BUILDING SAFETY
 PLAN REVIEW DIVISION
 402 W. Washington St., Room E245
 Indianapolis, IN 46204

To: Owner / Architect / Engineer
 Jose Angel Martinez
 Jose A Martinez AR12000107
 10201 Oak Ridge Dr
 Overland Park KS 66212

Fax & e-mail: 2148193802, jamartinez@jamarq.com

CONSTRUCTION DESIGN RELEASE

State Form 41191 (R9/5-98)

Report Printed on: September 27, 2021



Project number 425667		Release date 09/27/21
Construction type V-B	Occupancy classification A-2, B, M	
Scope of release ARCH ELEC HOOD MECH PLUM STR		
Type of release Standard		
Project name Pizza Hut		
Street address 250 W Ridge Rd		
City GRIFFITH	County LAKE	

The plans, specifications and application submitted for the above referenced project have been reviewed for compliance with the applicable rules of the Fire Prevention and Building Safety Commission. The project is released for construction subject to, but not necessarily limited to, the conditions listed below. THIS IS NOT A BUILDING PERMIT. All required local permits and licenses must be obtained prior to beginning construction work. All construction work must be in full compliance with all applicable State rules. Any changes in the released plans and/or specifications must be filed with and released by this Office before any work is altered. This release may be suspended or revoked if it is determined to be issued in error, in violation of any rules of the Commission or if it is based on incorrect or insufficient information. This release shall expire by limitation, and become null and void, if the work authorized is not commenced within one (1) year from the above date.

CONDITIONS:

Note (A1A & A1B): In accordance with the affidavit sworn under penalties of perjury in the application for construction design release the plans and specifications filed in conjunction with this project shall comply with all of the applicable rules and laws of Fire Prevention and Building Safety Commission. Providing false information constitutes an act of perjury, which is a Class D felony punishable by a prison term and a fine up to \$10,000.

In accordance with Section 19 of the General Administrative Rules (675 IAC 12-6-19) a complete set of plans and specifications that conform exactly to the design that was released by the office of the state building commissioner shall be maintained on the construction jobsite as well as a copy of the design release.

- 14B This project has been reviewed under the 2014 Indiana Building Code.
- 14M050709 The complete installation of the kitchen exhaust hood and hood suppression system shall be in accordance with Sections 507 and 509, IMC (675 IAC 18-1.6).
- 14W0904111 A manual actuation device for the commercial kitchen exhaust system shall be in accordance with Section 904.11.1, IFC (675 IAC 22-2.5).
- 4G0603AA1 This project release is for the building shell only and does not include the finish of one or more tenant spaces. Tenant space finish shall be filed as a new project in accordance with 675 IAC 12-6-6 before commencing work.
NOTE: Two suites will remain unfinished white box shell spaces.
- 14B11012 Buildings and facilities shall be designed and constructed to be accessible in accordance with Section 1101.2, IBC (675 IAC 13-2.6) and ICC standard A117.1 2009 edition (675 IAC 13-2.6).
- 14B030311 This project has been classified as a Group B, a building or tenant space used for assembly purposes with an occupant load of less than 50 persons, in accordance with Section 303.1.1, IBC (675 IAC 13-2.6).
- 4G0618AK "Alternates" to plans are not part of this release and will only be considered as part of this project if submitted as addenda in accordance with 675 IAC 12-6-18. Such design changes shall not include increases in project height and / or area.
- AREL Pursuant to 675 IAC 12-6-21, the issuance of a design release does not relieve the owner from required compliance with all applicable rules of the commission, even if noncompliant conditions appear in the plans and specifications that have been filed with the division. The owner is responsible for correcting any and all areas of noncompliance even if they are discovered subsequent to the issuing of this design release.

ELECTRONICALLY FILE YOUR PROJECT WITH STATE OF INDIANA at <http://www.in.gov/dhs/2650.htm>.
This on-line filing is through a secure site, you can use it to submit your project information, pay the fees and upload your project plans.
Use Internet Browser to View this report, other browsers are not compatible to view this report


This order is effective upon service. If you would like to request informal review of this order, please complete the informal review form located at <https://www.in.gov/dhs/4148.htm>. Following receipt of this form, the Department may modify or reverse the order; however, a request for an informal review does not extend the deadline for filing a petition for review with the Fire Prevention and Building Safety Commission (Commission). Additionally, if you have any questions regarding this order, you may contact that Department at (317) 232-2222.

If you desire a formal administrative review of this order by the Commission, you must comply with the requirements of Indiana Code § 4-21.5-3-7 and file a written petition for review within 15 days of the date this order was served, however, this period is extended to 18 days if service is made by mail. Your petition for review must state facts demonstrating that you are: (1) a person to whom the order is specifically directed; (2) aggrieved or adversely affected by the order; or (3) entitled to review under any law. You may submit your petition by the following methods:

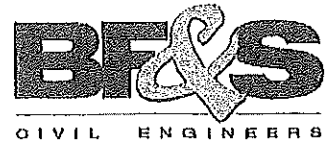
U.S. MAIL OR PERSONAL SERVICE
Fire Prevention and Building Safety Commission
c/o Legal Counsel
302 W. Washington Street, Rm. E208
Indianapolis, IN 46204

ONLINE
By completing the form at
<https://www.in.gov/dhs/4148.htm>

For additional information about the administrative review process and applicable templates that may be used for filings, visit the following link
<https://www.in.gov/dhs/appeals.htm>.

Code review official KEVIN HANSON khanson@dhs.in.gov	Indiana State Building Commissioner
Address (name, title of local official, street, city, state and ZIP code) Director Co-Plan Commission Ned Kovachevich 2293 N Main Gov't Center Crown Point, IN 46307 Fax & e-mail: 2197553712, kovacnx@lakecounty.in.gov	

8488 Georgia St., Suite C
Merrillville, IN 46410
219.769.2333
bfsengr.com



December 8, 2021

Mr. Steve McDermott
Building Commissioner
Griffith Town Hall
111 N. Broad Street
Griffith, IN 46319

RE: 250 W. Ridge Road – Pizza Hut

Dear Mr. McDermott:

On behalf of the Town of Griffith, we have completed the review of the subject project. We recommend that the Town give preliminary plan approval contingent on these items being addressed.

We appreciate the opportunity to review the subject project on behalf of the Town. If you have any questions or concerns, please contact the undersigned.

Very truly yours,

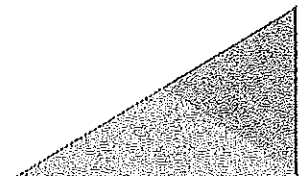
BUTLER, FAIRMAN and SEUFERT, INC.

A handwritten signature in cursive script that reads 'Sean Mikos'.

Sean Mikos, PE
smikos@bfsengr.com

Enclosure

c: Andy Raab, Public Works Director
Town of Griffith MS4



FACSIMILE

PROJECT: 250 W. Ridge Road – Pizza Hut
DATE: December 8, 2021
LOCAL AGENCY: Town of Griffith
ENGINEER: Aubry Enterprises

The following comments are offered regarding the above referenced project:

1. A Rule 5 permit is required for this site development. Prior to submitting the Notice of Intent (NOI) to IDEM and beginning construction activities, the Rule 5 permit will need to be approved by the Griffith MS4 Coordinator. Once approved by the MS4 Coordinator, an approval from IDEM will need to be submitted to the Town prior to a building permit is issued.
2. Sheet C0.0 Note 1 indicates applicable standards and specifications. Please expand the statement to include the Town of Griffith Standards and INDOT Standards.
3. A note should be added to C0.0 stating that all contractors shall be licensed within the Town of Griffith.
4. Sheet C1.0 indicates the existing storm sewer (SW Invert) will be removed within E 37th Ave. Please provide the limits and how the area will be restored once storm sewer removal is completed.
5. Locations of existing sanitary sewer services and water services should be provided within Sheet C1.0 Demolition Plan. If water and sanitary services are being removed please indicate on plan sheets.
6. Auto turn should be provided indicated the largest available passenger vehicle (truck) that can traverse the drive through.
7. The curb cuts depicted on Sheet C2.0 are labeled as detention outfall structures; curb turnouts or riprap should be utilized in an effort to minimize the erosion of soils from the curb to the detention basin.
8. All pavement depicted on Sheet C2.0 shall meet the Town of Griffith Standards. Please provide note or indicate to contractor that driveways and pavement owned by the Town of Griffith shall meet standard details.
9. In accordance with Town Standards, all drives and parking stalls directly abutting existing roadway pavements shall have depressed curb for the conveyance of stormwater.
10. Sheet C4.0 should indicate the Town of Griffith Standards as well as INDOT Standards.
11. Sheet C4.0 shows grades in the pond of 66.7%. Maximum allowable pond slope is 3:1.
12. A separator structure/grease trap should be utilized for the restaurant units. The Town has a right to inspect these facilities once installed. The separator/grease trap shall be

December 8, 2021

approved by the Town of Griffith Building Department prior to an occupancy permit being issued.

13. There only appears to be one water service depicted on Sheet C5.0. If the intent is to have one master meter for the building complex, please indicate within the plan sheet. If the intent is to have individual services, please depict how the services will be brought into the units.
14. Sheet C5.0 (WTR 01) shows the tap connecting to the existing 6" water main on the south side of 37th Ave. It is our recommendation that the 2" tap (WTR 01) be moved to the 10" water main on the north side of 37th Ave.
15. Sanitary notes on Sheet C5.0 indicate SDR 35 as the sanitary pipe material utilized. The Town of Griffith standards state SDR 26 should be utilized. Please revise accordingly.
16. All water service and sanitary service connections shall be observed by the Town of Griffith.
17. There is an existing sanitary manhole shown along 37th Ave in the proposed parking stall area. The sanitary manhole should be adjusted to grade with a new frame, lid, and chimney seal in accordance with Town of Griffith Standards.
18. Sheet C7.1 shows storm pipe 300 which indicates the material being 12" HDPE. The material should be switched from HDPE to RCP since the pipe will be constructed under the Town ROW of 37th Ave. Additional, the callout in plan view appears to be very light and are hard to read.
19. Sheet C8.0 shows the construction entrance on an area that will have a storm sewer and storm manhole installed. Consideration should be made to moving the construction entrance in order to avoid conflict with storm sewer installation and maintenance of the storm manhole.
20. Erosion Control Details should follow Town of Griffith Standard details.
 - a. Sheet C8.2 Temporary Construction Entrance should follow the Town of Griffith Standard.
21. Sidewalk Detail on Sheet C9.0 should be placed in accordance with Town of Griffith Standards. Note 4 in the detail shows XXX for aggregate. Town of Griffith standard show INDOT 53's as the aggregate sub-base and should be used.
22. In the SWPPP document Section 3 indicates the use of stockpiles. If stockpiles are to be utilized for the project, please indicate on the Erosion Control Plan where stockpiles will be placed. If no stockpiles will be utilized, please remove section from SWPPP Section 3.
23. Erosion Control Plans shall be provided within the SWPPP Document for submission to IDEM.

24. Sheet C3.0 shows sidewalk along the front of building to be 5' wide. With no parking blocks for the adjacent parking spaces, car overhang may reduce travel path and interfere with 5' turning space in front of doorways.

25. ADA parking stalls and access aisle to have a maximum slope of 2% in all directions.

Stormwater Technical Report Comments

26. Final Stormwater Drainage Technical Report shows detention volume being calculated using a 5-minute duration, 100-year storm event. Provide calculations depicting all storm durations for a 100-year storm event to determine which duration event produces the largest required volume.

27. Final Stormwater Drainage Technical Report lists inlets with multiple accessories associated with post-construction water quality. Are all accessories listed being used? If not, specify which are.

28. Sheet C4.0 should indicate emergency overflow routes for stormwater within the site.

Plan Commission _____

TOWN OF GRIFFITH

III N. BROAD ST., GRIFFITH, IN 46319
PHONE (219) 922-3091 FAX (219) 924-3840

Fee \$ 100.00

Receipt # 828 56

SITE PLAN APPLICATION FOR CHANGE OF USE

Business Owner: Cipher Global Labs/Anum Mirza Phone: 219-487-6742

Address: 2336 Pagosa Springs Drive Aurora IL 60503

Business Name: Rapid Covid PCR Testing Phone: 219-487-6742

Property Address: 844 North Cline Avenue Unit #3 Griffith IN

Property Owner: Donna Burbridge Phone: (219) 545-5058

Address: 911 N. Harvey St.

Zoning: _____ Is Use Allowable Per Town Code: X Y _____ N

Current or Past Use of Property: Vacant Sq. Footage of Interior: 990

Proposed Use of Property: Covid Test Sample Collection Site Proposed Opening Date: 01/30/2022

Number of Employees: 2 Hour's of Operation: 8AM - 6 PM

Existing Number of Parking Spaces: 12 Is Parking Adequate Per Ordinance: X Y _____ N

Will There Be Any Remodeling of the Space? _____ Y X N If yes, please describe: _____

Signage: _____ New X Existing Sq. Footage of existing signage: NA

Additional sq. ft. _____

Location of Signage: Front Windows/Overhead on top of Door (Plastic Banner)

Business Owner' Signature: Anum Mirza Date: 01/05/2022

Property Owner Signature: Donna Burbridge Date: 1/6/2022

FOR OFFICE USE ONLY

Date received:

Fees in the amount of \$100 were paid on 14 day of January, 20 22

844 North cline Avenue Parking Study



As you can see there are 11 parking spots at this facility. The parking located closest to the door will be the handicap accessible one.

Parking spots required by existing business; As per the real estate brokerage and observations the dental office located upstairs uses 2 parking spaces typically (at most). From the details provided to me by the brokerage (who has represented this property for the last 4-5 years and has very close ties to the owner as well as existing tenant. I was also told the dentist on this property has other locations and typically this location is closed.

We have shifted our model from walk-ins to Appointment only so that parking is always accounted for. We will be limiting at any given time no more than 3 vehicles/customers during any testing period time. Initially the business will keep only 1 employee, and if 2 are needed the current employee will be carpooling with their sibling.

By following an appointment model, we can control the flow of cars into the lot, ensuring at any given time from our end no more than 4 cars are parked for our facility. This leaves 4 additional parking spots that the dentist's office is free to use.

From our End the duration of a car sitting in the lot will be 10 minutes, this includes gathering necessary documents as well as the testing that will be done for the individual.

With our appointment only model (which individuals will be able to go to our website and book their appointment) even using 3 parking spaces (even though multiple more will be free) we can complete 18 tests an hour seamlessly and without disturbing anyone in or around the vicinity.



TOWN OF GRIFFITH PLAN COMMISSION APPLICATION FOR SITE PLAN REVIEW

LOCATION OF DEVELOPMENT: Turnberry Rd. & Glasgow Dr. ZONING PUD

APPLICANT(S) INFORMATION

NAME: Chris Kovich PHONE: (219) 406-1034
ADDRESS: PO Box 897 ALT PHONE: _____
CITY, STATE, ZIP: Griffith, IN 46319 EMAIL: ck2455ck@gmail.com

SITE PLANNER(S) INFORMATION

NAME: Westpark Development, Inc. PHONE: (219) 406-1034
ADDRESS: PO Box 897 ALT PHONE: _____
CITY, STATE, ZIP: Griffith, IN 46319 EMAIL: ck2455ck@gmail.com

PROPERTY OWNER(S) INFORMATION

NAME: Janet L. Schweitzer Revocable Trust PHONE: (219) 487-9209
ADDRESS: 208 E Ave. ALT PHONE: _____
CITY, STATE, ZIP: Griffith, IN 46319 EMAIL: _____

NAME OF DEVELOPMENT (IF APPLICABLE): Turnberry at Trail Creek

LEGAL DESCRIPTION: See Attached (attach if needed)

INTENDED USE: 53 Lot Subdivision

DO YOU HAVE A LEGAL CONTRACT TO ACT AS AGENT FOR DEVELOPER? (IF SO ATTACH): YES

IS THE PROPERTY LEGALLY SUBDIVIDED PER ORDINANCE?: NO

****THIS APPLICATION SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT ALONG WITH TEN (10) PRELIMINARY
PLAT ENGINEERED BLUEPRINT DRAWINGS WHICH MEET ALL OF THE APPLICABLE ORDINANCES****

APPLICANT SIGNATURE:  DATE: 1-7-22

FOR OFFICE USE ONLY

Date received: _____

Fees in the amount of \$ _____ were paid on _____ day of _____, 20____.

Town of Griffith employee signature: _____

Legal Description:

That part of the Northwest Quarter of Section 12 and the Northeast Quarter of Section 11, Township 35 North, Range 9 West of the Second Principal Meridian in Lake County Indiana, and being more particularly described as follows:

Beginning at the Northwest corner of said Section 12; thence North 88° 53' 35" East, along the North line of said Section 12, a distance of 20.86 feet; thence South 00° 33' 53" East, along a line parallel to and 20.86 feet East of the West line of said Section 12, a distance of 767.60 feet; thence South 89° 26' 07" East, a distance of 320.00 feet; thence South 88° 33' 53" East, a distance of 88.73 feet, to a point on a curve; thence Northwesterly along a curve which is concave to the Northeast, having a radius of 75.00 feet, (the chord of which bears North 76° 00' 21" West, a chord distance of 10.50 feet), an arc distance of 10.51 feet; thence South 18° 00' 33" West, a distance of 232.27 feet; thence South 61° 52' 15" West, a distance of 20.05 feet; thence North 29° 03' 08" West, a distance of 654.98 feet; thence South 60° 56' 52" West, a distance of 120.00 feet; thence North 29° 03' 08" West, a distance of 37.36 feet; thence South 60° 56' 52" West, a distance of 210.00 feet to the Easterly line of a 99 foot wide right of way for Northern Indiana Public Service Company (previously known as the Chicago and Erie railroad right of way) as recorded in Deed Record #034038 in the Office of the Recorder of Lake County, Indiana; thence North 29° 03' 08" West, along said Easterly line, a distance of 743.62 feet, to the North line of said Section 11; thence South 89° 39' 39" East, a distance of 1376.91 feet, to the point of beginning containing 20.43 acres more or less, all in the Town of Griffith, Lake County, Indiana.

Fifth Amendment of Agreement to Purchase

For good and valuable consideration this Fifth Amendment of Agreement to Purchase is executed by and between Westpark Development, Inc. "Purchaser", and David W. Schweitzer individually, and as Trustee, Michelle L. Meadows his wife, collectively "Seller", to modify and amend that certain Agreement to Purchase, dated November 24, 2015, "Agreement," in accordance with the following recitals and clauses:

Whereas:

- A. On November 24, 2015, Seller and Purchaser executed the Agreement wherein Purchaser agreed to purchase a particular parcel of real estate located in Griffith, Indiana consisting of approximately 30 acres, "Real Estate."
- B. On January 10, 2017 Seller conveyed to Purchaser approximately one half of the Real Estate by Warranty Deed.
- C. Seller and Purchaser have previously executed 4 amendments to the Agreement which extended the period of time for which Purchaser may purchase the remainder of the property.
- D. Seller is desirous of extending the time period that Purchaser may purchase, as an option, the remaining half of the Real Estate under the following conditions:

Now therefore:

For good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

- 1. Purchaser agrees to pay the Seller \$1,200.
- 2. In consideration of said \$1,200 payment, Purchaser shall have the option to purchase the Real Estate up to February 15, 2022. However, in the event that Purchaser is unable to obtain all necessary governmental approvals by February 15, 2022, for an additional \$4,000 payment, Purchaser may extend this option to the last day of April 2022.
- 3. Any payments made by Purchaser pursuant to this Fifth Amendment, plus the previous payments of \$22,040.90 shall be credited against the sales price in the event Purchaser purchases the Real Estate.
- 4. All other terms of the Agreement shall remain in full force and effect, including the purchase price during any time of the option period shall be \$8,500.00 per acre.
- 5. That David W. Schweitzer being over 45 years of age as beneficiary of the undersigned Trust represents that he has full power and authority to execute this Fifth Amendment and all necessary action has been taken for the execution of this Fifth Amendment.


In Witness thereof, the parties have executed this Fifth Amendment of Agreement to Purchase, this 30th day of August, 2021.


Purchaser:
Westpark Development, Inc.

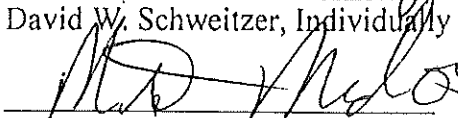
By: 
Chris C. Kovich, President

Seller:

Janet L. Schweitzer, Revocable Trust NO. 2006-1 Dated the 17th of July 2006.


David W. Schweitzer, Trustee/Beneficiary


David W. Schweitzer, Individually


Michelle L. Meadows, Individually

Turnberry Phase 2—Site Plan Review

07-Jan-22

	R-2 (Per Ordinance)	Turnberry 2 PUD
Lot Size:	70' Width 120' Depth 8750 sf (Total)	Same Same (except for south side of Lot 85) Same
Floor Area:	1 story-1200 sf 2 story-1800 sf (First floor-1000 sf)	Same Same 900 sf
Max Floor Area Ratio-to-Lot	0.5	Same
Max Coverage:		
Bldg-Lot	35%	Same
Lot-Lot	50%	Same
Min Front Yard	30 ft	25 ft
Min Side Yard	20% of lot width combined not < 7.5' per side Corner Lot-20 ft.	Same Same
Rear Yard	Min. 35'	Same
Max Height	35'	Same