

Town of Griffith
Plan Commission
May 16, 2022

The Plan Commission meeting was called to order at 7:02p.m. by Chairman; Larry Ballah with all members present; Dave Maglish, Rick Ryfa, Larry Stassin, and Jim Marker. Also present was Attorney Bob Schwert, Plan Commission Engineer; Jake Dammarell, and Building Commissioner; Steve McDermott.

Minutes from the April 21, 2021 meeting were approved as written.

OLD BUSINESS

Item #1 Indi Homes 200 LLC; 1001 E 40th Pl., Public Hearing to rezone the property form R2 to R3 to build townhomes.
Mr. Jason Patrinos appeared before the board. Mr. Patrinos stated he is still waiting on engineering and is requesting a four-month extension. Mr. Ryfa asked when the original public hearing was held. Mr. Patrinos stated December of 2021. **Mr. Maglish made a motion** to continue Indi Homes 200 LLC; 1001 E 40th Pl., to the September 19, 2022 meeting, **seconded by Mr. Stassin. All favored, motion carried.**

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

The petitioner was not present. **Mr. Stassin made a motion** to remove The Party Ave; 1915 W Glen Park Ave., from the agenda, **seconded by Mr. Bubala. All favored, motion carried.**

Item #3 Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., Final Site Plan Review.

Mr. Chris Kovich appeared before the board. Mr. Kovich did not have any new information to present to the board at this time. **Mr. Bubala made a motion** to continue Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., to the June 20, 2022 meeting, **seconded by Mr. Stassin. All favored, motion carried.**

Item #4 Performance Services: 600 N Jay Ave., Final Site Plan Review.

Mr. Charles Swiercz appeared before the board. Mr. Swiercz stated they submitted re-engineered drawings that are pending state review. Mr. Dammarell stated that they had addressed all of the comments from BF&S and that they recommend approval at this time. Mr. Maglish asked if the Building Commissioner; Steve McDermott, was satisfied with what has been provided. Mr. McDermott stated his only question was on moving the building setback off the south side of the building, north side of the modular, was set at 30' on the edge of the grass. Mr. McDermott stated the setback was originally 30' and it was moved to 40'. Mr. Swiercz stated the current plan has the ADA ramp and stairs on the asphalt surface. Mr. McDermott showed Mr. Swiercz the title page with the setback at 30'. Mr. Swiercz stated he will provide a stamped cover page that reflects the updates with a correct illustration. **Mr. Maglish made a motion** granting Performance Services; 600 N Jay Ave., Final Site Plan Review, **seconded by Mr. Stassin. All favored, motion carried.**

NEW BUSINESS

Item #1 Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., Public Hearing to Rezone/PUD

Mr. Chris Kovich appeared before the board. Mr. Kovich stated he is here for a Public Hearing to rezone the unit 3, phase 2 of Turnberry, north of Trailcreek. Mr. Schwert stated that all notices and mailings were in order. Mr. Ballah then opened up the Public Hearing portion of the meeting. Mr. Kovich stated they had received preliminary plat approval with R2 zoning, he is here for a PUD for changes that need to be made to the property. Mr. Kovich stated he is requesting setbacks of 25' instead of 30' and a backyard setback of 20' instead of 35'. Mr. Kovich stated they will be extending the roads the same as phase one, all homes will be single family, slab homes, with no multi units or duplexes planned. Mr. Kovich stated he estimates the cost of each home to be \$290,000–310,000. Gerald Purgert; 614 Edinburgh, stated that the property values are currently around \$435,000 per Zillow. Mr. Purgert stated that Mr. Kovich's proposed smaller lots and homes are under the value of the current homes in the area. Mr. Purgert asked if there would be less green space due to this and expressed concerns with the area already being swampy. Mr. Purgert stated his two main concerns are the suggestion of smaller lots and drainage issues. Mr. Ryfa asked what the size of Mr. Purgert's lot is. Mr. Purgert stated the front is around 90'x120' and the back is 92'x120'. Mr. Ryfa asked Mr. Purgert what his current square footage is. Mr. Purgert stated his ranch home is around 2300 square feet and that the neighboring homes are around 2100-2600 square feet. Marlynn Glinski; 1187 Sawgrass Dr., asked who is responsible for the roads once construction is completed, the damage, and that there is damage from Turnberry phase 1. Mr. Ballah asked what the main access is going to be. Mr. Kovich stated they are meeting to look at alternative routes to the north. Mr. Ryfa added that the developer does assume responsibility of the roads until the town accepts them. Ms. Glinski asked how many entrances there will be and how they will get in and out. Mr. Kovich stated that is still to be determined. Ms. Glinski asked if the lift station can accommodate the additional 53 homes. Mr. Ryfa stated all of that would be in the

engineered drawings, he also stated they are aware of the storm water issues. Ms. Glinski stated the water pressure is an issue. Mr. Ryfa asked if the switch was added. Mr. Dammarell stated the water main extension was completed and the valve has been turned, this will not reflect significant changes in the water pressure as that is a water quality remedy, but the circulation of the water so there are no dead-end mains, the pressure would come from a tank or tower. Ms. Glinski asked if they will ever have better water pressure. Mr. Dammarell stated they did water main modeling and are aware of the issues, but there is a minor increase in pressure they will see from the main, just not the same increase as you would see from a tower. Ms. Glinski stated she didn't care about a tower; she wants to know if the pressure from her showerhead will get better. Mr. Dammarell stated without a town, no. Mr. Ballah asked if they are talking about water pressure or water quality. Mr. Dammarell stated the water quality issue was resolved. Ms. Glinski stated they didn't have any water quality issues. Mr. Ballah stated they completed the loop for flowing water which will improve the quality, but until a new water tower is put up the pressure will stay the same. Mr. Dammarell stated they are the farthest from town in respect to water towers or tanks; the pressure drops the farther you get from them. Mr. Dammarell explained that the loop helps by adding two areas the water was coming from while also providing a flow, previously the water had to flush the main due to the quality suffering. Mr. Ryfa stated that the new main will increase the water pressure. Ms. Glinski stated they have residents who can't run two oscillators. Mr. Ryfa stated they will ask engineering to look at the water modeling which will take into account water pressure to see if this will cause issues. Mr. Purgert asked if they still will need to bring in 2400 loads of dirt. Mr. Kovich stated yes. Mr. Purgert asked if the new setbacks are shortened will they see the homes sticking out. Mr. Kovich said it will be the same as phase 1, which is already set at 25'. Mr. Ballah then read aloud a remonstrance received via email from Daryl Grandbois; 1240 Sawgrass Dr., Mr. Ryfa stated that the rear yard setbacks decrease is a large percentage, he asked what would be at the end of the 20', open space or fencing. Mr. Kovich stated that some people will build larger, so if you wanted to add anything on the back you would have room and enough yard left, this is to accommodate a larger build. Mr. Ryfa asked if all homes would have the setback or the option. Mr. Kovich stated the option. Mr. Ryfa asked if there were two homes back-to-back that share a property line, would there be only 40' between the back of two homes. Mr. Kovich stated the purpose of this variance is only, so no builder needs to appear before the board per lot if the individual decides to build larger. Mr. Kovich stated that he has no issues with a condition of not allowing two homes back-to-back that are 20' or exempting any homes that may be an issue. Mr. Ryfa asked Mr. Kovich to let us know which he may want to exempt and to communicate that once determined. Mr. Ryfa asked, about the square footage reduction on the first floor. Mr. Kovich stated there would be no decrease in the net square footage, that it would be made up on the second floor. Mr. Ryfa ask him to change the wording to mention total square footage to equal x amount. Mr. Ryfa stated its not due to Mr. Kovich, it's in case the project gets dropped and someone else tries to build, they don't want to give carte blanche approval. Mr. Maglish asked how they're going to add the extra square footage. Mr. Kovich did not know as the question is one more suited for an architect. **Mr. Stassin made a motion** to continue Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., to the June 20, 2022 meeting, **seconded by Mr. Bubala. All favored, motion carried.** Mr. Ryfa asked that the building department communicate to Town Council when this item will be on the next agenda so anyone that needs to attend can be notified. Mr. Ryfa asked Mr. Kovich has selected a builder. Mr. Kovich stated he has it down to two.

Item #2 Matt Murphy; 430 N Broad St., Request for a Public Hearing to Rezone the property from PB to an undetermined zoning district.

Mr. Matt Murphy appeared before the board. Mr. Murphy stated he would like to rezone the home so he can sell it to its current renter. **Mr. Maglish made a motion** granting Matt Murphy; 430 N Broad St., to advertise for a Public Hearing to Rezone the property from PB to an undetermined zoning district, **seconded by Mr. Bubala. All favored, motion carried.**

Item #3 Park West; 1800 Park West Blvd., Preliminary Site Plan Review for controlled access for residents, guests, and deliveries.

The petitioner was not present. **Mr. Bubala made a motion** to continue Park West; 1800 Park West Blvd., Preliminary Site Plan Review for controlled access for residents, guests, and deliveries to the June 20, 2022 meeting, **seconded by Mr. Stassin. All favored, motion carried.**

Item #4 Nvce Styles Barber Salon; 844 Cline Ave., Change of Use to operate a barber shop and beauty salon.

Mrs. Terralyn Stewart and Mr. Will Stewart appeared before the board. Mrs. Stewart stated they are wanting to open a barber shop and salon at the location. Mrs. Stewart stated they will be sharing parking with the dentist and that they intend to carpool to save on parking spaces. Mr. Ballah asked if they will be taking walks ins or appointments. Mr. Stewart stated both with the intention of mainly appointments. Mr. Ballah asked how many chairs they have. Mrs. Stewart stated they are set up for seven chairs, with one other employee. Mrs. Stewart stated the dentist is closed on weekends and early on Wednesdays as well. Mr. Ballah expressed concern with the number of parking spaces available for employees and customers. Mr. Ryfa asked what the square footage of the building was. Miss Donna Burbridge stated she was the

building owner but was unsure of the amount, the proposed lease for Nyce is 2200 square feet. Mr. Ryfa asked what the codes were per square foot to look at a cumulative use of parking to make the parking issue a civil matter and not the towns. Mr. McDermott stated the building is 3840 square feet. Attorney Dobosz asked if they could have a continuance to have time to talk with the dentist and get an agreement and presentation together. Mr. Dammarell stated the use for medical offices, for the dentist, is one (1) space for every 200 square feet and the closest use that matches Nyce salon would be one (1) space per 300 square feet and for each employee. Mr. Ballah asked if they could talk with Strack & Van Til to see about possibly obtaining an agreement to use space in their lots.

Mr. Stassin made a motion to continue Nyce Styles Barber Salon; 844 Cline Ave., Change of Use to operate a barber shop and beauty salon to the June meeting, *seconded by Mr. Marker. All favored, motion carried.*

Item #5 Griffith Public Schools: 600 N Jay Ave., Request for a Public Hearing to Rezone the property from OS to R2.

Griffith School Superintendent Leah Dumezich appeared before the board. Miss Dumezich stated they are seeking to rezone the OS areas to R2. Mr. Ballah asked where the OS starts. Mr. McDermott stated that the lot is on parcel with a split zoning.

Mr. Bubala made a motion granting Griffith Public Schools; 600 N Jay Ave., Request for a Public Hearing to Rezone the property from OS to R2, *seconded by Mr. Stassin. All favored, motion carried.*

COMMUNICATIONS

BILLS AND EXPENDITURES

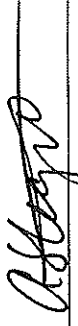
Mr. Maglish made a motion to approve a claim for the meetings held April 18, 2021 in the amount of \$65.00 *seconded by Mr. Bubala. All favored, motion carried.*

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 7:57p.m.

Respectfully Submitted


Dave Maglish, Secretary


Aubrey R. Stegall, Recording Secretary