

Town of Griffith  
Plan Commission  
July 18, 2022

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

Minutes from the June 20, 2022, meeting were approved as written.

**OLD BUSINESS**

**Item #1 Indi Homes 200 LLC; 1001 E 40<sup>th</sup> Pl., Public Hearing to rezone the property from R2 to R3 to build townhomes; public comment portion of the meeting has been closed; item continued to the September 19, 2022, meeting.**

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

The petitioner was not present. **Mr. Ryfa made a motion** to continue Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., to the August 15, 2022, meeting, **seconded by Mr. Marker. All favored, motion carried.**

**Item #3 Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., Public Hearing to Rezone/PUD; public comment portion of the meeting has been closed.**

The petitioner was not present. **Mr. Stassin made a motion** to continue Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., to the August 15, 2022, meeting, **seconded by Mr. Bubala. All favored, motion carried.**

**Item #4 Griffith Public Schools; 600 N Jay Ave., Public Hearing to Rezone the property from OS to R2.**

Mr. Joe Svetanoff and Griffith School Superintendent Leah Dumezich appeared before the board. Mr. Svetanoff stated that they are rezoning a portion of the property that is zoned OS to R2. Mr. Svetanoff stated that the property is on 11.98 acres and the rezoning is to expand the structure and remodel. Mr. Ballah then opened the Public Hearing portion of the meeting. George Smith; 514 Elm St., Mr. Smith asked the cost of the project. Mr. Svetanoff stated that this time was for public comment, not public questions. Ms. Dumezich stated there was an 11-million-dollar bond which includes the road build out for traffic, 12 new classrooms, and the rental use of the portable classrooms. Ms. Dumezich stated that depending on how you look at the situation, maintain an aging building is costly and it made more sense to keep the kids together which makes this a better option long term. Mr. Smith stated he researched the lease with the YMCA and had issues with the cost. Ms. Dumezich stated the rent was raised. Mr. Smith asked why they won't use the school rented to the YMCA instead. School Board Member Kathy Ruesken stated there was not enough students. Mr. Smith then asked about the number of apartments in town as the number of kids fluctuate. Ms. Ruesken stated they need 400 students to fill the school, which they do not have. Mr. Ballah stated that the Public Hearing is just for the rezone. Mr. Smith asked why they are able to hook up the trailers for temporary classrooms. Mr. Ballah explained those trailers are on the R2 zoned areas, not the OS, so they are allowed to begin setting them up, Mr. Ballah again stated that this Public Hearing is for the rezone only. Mr. Smith explained that was what he was here for and wanted information regarding the reason for the rezone. Mr. Svetanoff showed Mr. Smith the Site Plan which reflected the proposed improvements they intend to make on the lot. Mr. Smith stated again that his main concern is wasted money. Mr. Ballah then closed the Public Hearing portion of the meeting. Mr. Maglish then asked to see the Site Plan that was shown to Mr. Smith. **Mr. Bubala made a motion** granting Griffith Public Schools; granting a favorable recommendation to Town Council to rezone the portion of 600 N Jay Ave., from OS to R2 zoning, **seconded by Mr. Stassin. All favored, motion carried.**

**Item #5 Town of Griffith; 614 39<sup>th</sup> Ln., Final Site Plan Review for new playground installation.**

The petitioner was not present. Mr. Ryfa stated that he has spoken with the Town Engineers and that everything was reviewed and approved. **Mr. Ryfa made a motion granting** Town of Griffith; 614 39<sup>th</sup> Ln., Final Site Plan Review for new playground installation pending BF&S approval, **seconded by Mr. Stassin. All favored, motion carried.**

**NEW BUSINESS**

**Item #1 Midwest Motor LLC; 510 E Ridge Rd., Change of Use to operate a mechanic/tire shop with used car sales.**

Mr. Wael Alzoubi appeared before the board. Mr. Ballah asked if used car sales was a part of the petition. Mr. Alzoubi stated that the lot was zoned for a mechanic and tire shop. Mr. Ballah stated that used car sales was not permitted and that a BZA variance would be needed. Mr. Ryfa asked if they needed to rezone the property or needed a use variance. Mr. Alzoubi stated that he only needs a use variance. Mr. Schwerd

stated the options are to rezone the property but that we often do use variance in these situations. Mr. Ballah stated it was previously Pat's Frame and Axel. Mr. Alzoubi stated they will operate as a mechanic and tire shop only for the meantime and pursue a use variance for the used car sales. Mr. Ryfa asked if they need to approve this Change of Use. Mr. Schwerd stated it would be needed if they are performing the car sales, without it they would not. **Mr. Ryfa made a motion** granting Midwest Motor LLC; 510 E Ridge Rd., Change of Use to operate a mechanic/tire shop with used car sales upon a Use Variance from the Board of Zoning Appeals **seconded by Mr. Marker. All favored, motion carried.**

**COMMUNICATIONS**

Gerald Purgert; 614 Edinburgh Dr., asked if the petitioner for Item #3 needs to be present to be continued. Mr. McDermott stated that the issue isn't that Mr. Kovich isn't here, its that there is much work still to do that isn't completed on the engineering side. Mr. Ryfa stated that he had communications with Mr. Kovich and they are possibly rethinking the development. Mr. Purgert asked if that would change the decision. Mr. Ballah stated that if anything changed, they would just continue until a solution is found.

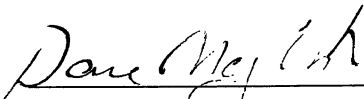
**BILLS AND EXPENDITURES**


**Mr. Maglish made a motion** to approve a claim for the meetings held July 18, 2022, 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 7:30p.m.

Respectfully Submitted

  
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Dave Maglish, Secretary

  
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Aubrey R. Stegall, Recording Secretary