Town of Griffith
Plan Commission
August 15, 2022

The Plan Commission meeting was called to order at 7:00p.m. by Chairman; Larry Ballah with members; Rob Bubala, Dave Maglish, Rick Ryfa, and Larry Stassin present. Also present was Attorney Bob Schwerd, Plan Commission Engineer Jake Dammarell, and Building Commissioner Steve McDermott. Absent was member Jim Marker.

Minutes from the July 18, 2022, meeting were approved as written.

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; *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.
Mr. Chris Kovich appeared before the board. Mr. Kovich stated that they have some issues with wetlands, that one has enlarged and will take out approximately 9 lots from the proposed development. Mr. Kovich asked that a study session be set up to address some of these issues. Mr. Ryfa asked if they intend to construct any townhomes. Mr. Kovich stated that anything is on the table currently. Mr. Ryfa expressed that he would not be in support of multifamily residences, just single-family homes. ***Mr. Maglish made a motion*** to continue Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., to the September 19, 2022, meeting, ***seconded by Mr. Bubala. 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 had no information to present at this time due to the same issues in Item #2. ***Mr. Stassin made a motion*** to continue Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., to the September 19, 2022, meeting, ***seconded by Mr. Bubala. All favored, motion carried.***

NEW BUSINESS
Item #1 Enbridge; 1500 W Main St., Preliminary Site Plan Review.
Mr. Jason King appeared before the board. Mr. King stated he represents the contractor, and this project is a removal and replacement of a like-for-like structure. Mr. Ballah asked the Town Engineer, Mr. Dammarell, if he had any comments. Mr. Dammarell stated he had no concerns with the plans at this time. Mr. Ballah asked Mr. McDermott if had any questions. Mr. McDermott stated the building must be replaced without shutting down the one being replaced. Mr. Maglish asked if there was any difference or if it would be the same as the last building. Mr. King stated that the foundation won't be as deep. ***Mr. Bubala made a motion*** granting Enbridge; 1500 W Main St., Preliminary Site Plan Review, ***seconded by Mr. Stassin. All favored, motion carried.*** Mr. King then requested the Commission to suspend the rules and grant Final Site Plan approval. ***Mr. Maglish 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, and Mr. Stassin; in favor. ***All favored, motion carried to suspend the rules. Mr. Stassin made a motion*** granting Enbridge; 1500 W Main St., Final Site Plan approval, ***seconded by Mr. Bubala.***

Item #2 Redcarpet Smoke Shop; 225 N Broad St., Change of Use to operate a smoke shop, previously a juice bar.
Mr. Kalpesh Patel appeared before the board. Mr. Patel explained he owns the building and would like to add a smoke shop at this location, selling items like cigars. Mr. Stassin asked if they would be limiting their sales to cigars. Mr. Patel stated they will be selling cigarettes and cigars, additionally some vape items but mostly cigars. Mr. Stassin asked if they would allow any smoking inside. Mr. Patel stated no. Mr. Maglish asked what the hours were. Mr. Patel stated 9:00sm to 9:00pm. Mr. Stassin asked how many employees there will be. Mr. Patel stated around four to five and that they intend to hire local individuals. Mr. Stassin asked what percentage of the sales items would be related to vaping. Mr. Patel stated approximately 20%. Mr. Ryfa asked if they would be adding a humidor or have any paraphernalia. Mr. Patel stated they would be installing one but would not be selling any paraphernalia. Mr. Ryfa asked when they intend to open. Mr. Patel stated as soon as possible. ***Mr. Bubala made a motion*** to granting Redcarpet Smoke Shop; 225 N Broad St., Change of Use to operate a smoke shop, ***seconded by Mr. Bubala. All favored, motion carried.***

Item #3 Griffith Public Schools; 600 N Jay St., Preliminary Site Plan Review.
School Superintendent Leah Dumezich and Mr. Martin Sams appeared before the board. Mr. Sams stated they are here requesting approval for the new access road, lanes, modular classrooms, addition onto the school, a new dry retention pond, and site improvements. Mr. Ballah asked Mr. Dammarell to go over some of the key issues. Mr. Dammarell reviewed the comments made by BF&S on August 1st, 2022. This

included the auto turn movements, traffic flow, detention pond location, emergency overflow storm water routes, overflow of the pond, information on the existing water lines such as the size and location of the proposed meter, several discrepancies on the elevation, a need for a Stormwater Pollution Protection Plan, a discrepancy in the amount of disturbance, and some other minor issues. Mr. Sams stated he spoke with the engineer about cleaning some of the discrepancies up, but that the only item that would need a redesign is the right of way with the retention pond. Mr. Sams also mentioned they could put together an additional document on the traffic flow. Mr. Ryfa expressed a concern with the water table in the retention pond as the water table is high in this area. Mr. Sams asked if they could have conditional final approval as soon as the comments are addressed. Mr. Ryfa stated that the addressing of the 36 comments wouldn't be needed for the Preliminary review approval. ***Mr. Bubala made a motion*** granting Griffith Public Schools; 600 N Jay St., Preliminary Site Plan approval, ***seconded by Mr. Stassin. All favored, motion carried.*** Mr. Ballah stated that there are many items left to still be addressed but he would not vote to suspend the rules based on the drawings. Mr. Sams stated they would still like to ask for a suspension of the rules for curb cut and the road. Mr. Maglish stated he believes its all items, not individual ones. Ms. Dumezich asked if the rules could be suspended so long as the requirements are met. Mr. Ballah stated they can ask. Mr. Maglish asked if school was in session and how this would impact that. Ms. Dumezich explained it impacts the loading and unloading at the end and beginning of the day, that they have around 60-70 parents who walk who will soon be needing to use a vehicle due to the coming cold weather which will add onto the car line. Mr. Schwerd stated historically they have not given an approval in a piecemeal way since all sections affect each other of the project. Mr. Ryfa asked Mr. Dammarell if they were able to piecemeal this together, how much of an impact would the new surface have on the stormwater. Mr. Dammarell explained they have a trunk line that runs down at least half of the road, so the road would need to be torn up to install the storm sewer trunk line. Mr. Sams explained they intend to put down a subgrade of intermediate asphalt. Mr. Dammarell stated they would still need to tear that up to install the trunk line. Mr. Dammarell expressed that the engineers can't feel 100% confident on the drainage until they see all the calculations done as they all affect each other. Mr. Dammarell asked if they have bid the project out yet. Mr. Sams stated yes. Mr. Ryfa asked if the documents were available anywhere. Mr. Sams stated they could make them available. Mr. Ryfa asked if they did a public bid. Mr. Sams stated no. Mr. Dammarell stated there could be revisions to the plan which may affect the bidding. Mr. Dammarell asked if they could have contractors mobilized before the third Monday in September. Mr. Sams stated yes. Mr. Dammarell asked what the start was. Mr. Sams stated as soon as possible. Mr. Bubala mentioned a possible special meeting be set as an option. Mr. Sams stated they would be open to that. Ms. Dumezich asked what the typical response time is after they address the comments. Mr. Dammarell state around two business days. Mr. Ryfa expressed concern with the timeline due to the permit needed by IDEM. Mr. Dammarell explained no land disturbing activities can happen until then. Mr. Sams then requested the Commission to suspend the rules and grant Final Site Plan approval. ***Mr. Ryfa made a motion*** to suspend the rules, ***seconded by Mr. Maglish.*** Roll call was then taken. Mr. Ballah; not in favor. Mr. Bubala; not in favor, Mr. Maglish; not in favor, Mr. Ryfa; not in favor, and Mr. Stassin; not in favor. ***None favored, motion did not carry to suspend the rules.***

COMMUNICATIONS

BILLS AND EXPENDITURES
Mr. Maglish made a motion to approve a claim for the meetings held August 15, 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 7:36p.m.

Respectfully Submitted

Dave Maglish

Dave Maglish, Secretary

Aubrey R. Stegall, Recording Secretary