Town of Griffith
Plan Commission
September 19, 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, 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 August 15, 2022, meeting were approved as written.

OLD BUSINESS
<u>Item #1 Indi Homes 200 LLC; 1001 E 40th Pl., Public Hearing to rezone the property from R2 to R3 to build townhomes.</u>
No one appeared before the board. The petitioner was not present. ***Mr. Maglish made a motion*** to continue Indi Homes 200 LLC; 1001 E 40th Pl., to the October 17, 2022, meeting ***seconded by Mr. Bubala. All favored, motion carried.***

<u>Item #2 Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., Final Site Plan Review.</u>
Mr. Chris Kovich appeared before the board. Mr. Kovich stated they are still working on the wetland's delineation. Mr. Kovich stated they ae planning to have another Public Hearing at the next month's meeting, he also is looking to propose paired patio homes, he also stated he should have a builder by then, square footages, and elevations. ***Mr. Bubala made a motion*** to continue Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., Items #2 & #3, ***seconded by Mr. Stassin. All favored, motion carried.***

<u>Item #3 Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., Public Hearing to Rezone/PUD;</u>
<u>public comment portion of the meeting has been closed.</u>
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 October 17, 2022, meeting, ***seconded by Mr. Bubala. All favored, motion carried.***

<u>Item #4 Griffith Public Schools; 600 N Jay St., Final Site Plan Review.</u>
Mr. Martin Sams appeared before the board. Mr. Sams addressed the few outstanding items and the plan to pursue a developmental standards variance for parking. Mr. Sams asked if contingent approval could be given. Mr. Ballah stated there were a few outstanding items. Mr. Dammarell read aloud from the letter sent by BF&S on September 15th. Mr. Dammarell mentioned the outstanding items being parking variance, the dumpster enclosure, grading and drainage issues, ADA compliance, the crosswalk on Elmer, a flat area to the west that is likely to hold water, the traffic pattern to be provided for review, as well as the overflow weir discharge. Mr. Ballah asked about the queuing of the cars and if they could provide some numbers on car counts. Mr. Sams stated that Charles had completed this. Mr. Ballah stated they could not give a complete final approval due to the parking variance needed. Mr. Sams stated they will be at the October meeting to complete that. Mr. Ballah stated they could receive final approval at the next month's meeting so long as the variance is received, and the items addressed that are of concern. Mr. Ryfa wanted to emphasize that the plans are correct, that a traffic evaluation was mentioned to have been done but nothing had been submitted. Mr. Sams stated it was a misunderstanding on it being a formal study or not. ***Mr. Stassin made a motion*** continuing Griffith Public Schools; 600 N Jay St., to the October 17, 2022, meeting ***seconded by Mr. Bubala. All favored, motion carried.***

NEW BUSINESS
<u>Item #1 Premier Barbershop LLC; 112 E Ridge Rd., Unit B, Change of Use to operate a barbershop.</u>
Mr. Francisco Perez appeared before the board. Mr. Perez stated they'll be performing things like shaving, hair cutting, etcetera. Mr. Ballah asked if the unit was currently empty. Mr. Perez stated they are currently setting up in the space. Mr. Ryfa asked what the previous use was. The property owner stated it was vacant. Mr. Stassin asked how many chairs they will have. Mr. Perez stated they would like to have six but currently have four. Mr. Stassin asked how many employees would be there. Mr. Perez stated two to three at any time. ***Mr. Ryfa made a motion*** to granting Premier Barbershop; 112 E Ridge Rd., Unit B, Change of Use to operate a barbershop, ***seconded by Mr. Stassin. All favored, motion carried.***

<u>Item #2 Abbas Smoke Shop; 112 E Ridge Rd., Unit A, Change of Use to operate a smoke shop and mini mart.</u>
Mr. Sheikh appeared before the board. Mr. Sheikh explained that the unit has been vacant for over one year. Mr. Sheikh state they will be selling cigarettes and cigars, as well as general merchandise and snacks. Mr. Stassin asked if any vaping products would be sold. Mr. Sheikh stated yes, around 10% of expected sales. Mr. Ryfa asked if there would be any paraphernalia. Mr. Sheikh stated no. ***Mr. Bubala made a***

motion to granting Abbas Smoke Shop; 112 E Ridge Rd., Unit A, Change of Use to operate a smoke shop and mini mart, ***seconded by Mr. Maglish. All favored, motion carried.***

Item #3 Victory Towing; 714 S Wheeler, Change of Use to operate a towing business.

No one appeared before the board. The petitioner was not present. ***Mr. Ryfa made a motion*** to continue Victory Towing to the October meeting., ***seconded by Mr. Stassin. All favored, motion carried.***

Item #4 BAPS Hindu Temple; 400 W 44th PL., Preliminary Site Plan Review.

Mr. Vijay Patel appeared before the board. Mr. Patel explained he is a member of the Hindu temple congregation. Mr. Patel explained the building is around 50 years old and they want to add a small area in the back as an entry foyer with one wall, around 3,300 sqft. Mr. Stassin asked if they intend to put up a fence. Mr. Patel said yes. Mr. Ryfa asked what it will be made of and the height. Mr. Patel stated synthetic PVC in the back and iron in the front, both 6ft in height. Mr. Ballah asked if they intend to keep the gates closed all night. Mr. Patel stated they may not close them all., some may remain open. Mr. Ballah expressed a concern with emergency vehicles and service if the gates are locked. Mr. Dammarell asked if they intend to close the Harvey Street access. Mr. Patel stated they will have two gates, the back of which they intend to keep closed. Mr. Dammarell stated this leaves both entrances on 44th with no exit if there are any traffic issues like accidents in front of the entrances. Mr. Ballah stated they may want to consider the third gate remaining open. Mr. Ballah asked if they will be adding any additional utilities. Mr. Patel stated no. Mr. Ballah clarified this will be one open room, 4ft below the rest of the building. ***Mr. Stassin made a motion*** granting BAPS Hindu Temple; 400 W 44th PL., Preliminary Site Plan approval, ***seconded by Mr. Bubala. All favored, motion carried.***

COMMUNICATIONS

Gerald Purgert; 1831 N Rensselaer Ave., Mr. Purgert wanted to comment on Items 2 and 3 of old business. Mr. Purgert stated back in the February meeting the commission mentioned having an issue with multi family homes, tonight he felt otherwise was stated. Mr. Ballah stated they did not give any permissions today for multiuse homes. Mr. Ryfa explained they do not know what he will present but that he is allowed the opportunity to present what he wants; it doesn't necessarily mean it will be accepted.

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. Stassin 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 7:31p.m.

Respectfully Submitted

Dave Maglish

Dave Maglish, Secretary

Aubrey R. Stegall, Recording Secretary