Town of Griffith
Plan Commission
October 17, 2022

The Plan Commission meeting was called to order at 7:05p.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, Plan Commission Engineer Jake Dammarell, and Building Commissioner Steve McDermott.

Minutes from the September 19, 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.*

Mr. Jason Patrinos appeared before the board. Mr. Patrinos stated Torrenga Engineering surveyed the land and that water management shouldn't be an issue. Mr. Patrinos stated they were proposing a forced drain for the sewer, an E1 force pump system. Mr. McDermott stated they can have a Staff Review once more things are definitive. Mr. Patrinos stated they are working closely with the Building Department. Mr. Ballah stated their only concern is the rezoning just due to not know exactly what will be there. Mr. Ryfa mentioned figuring out the density of the units and what kind will be built. Mr. Patrinos stated after he was asked to do an evaluation, they completed one, he then provided a document that showed the density. Mr. Ballah mentioned some of the concerns with the proposals of numerous variances needed. Mr. Patrinos stated with the zoning being approved they have no issues working within the code to build the proper density. Mr. Ryfa mentioned his concern with someone else coming in and changing the plan if purchased. Mr. Ryfa asked if they can approve the zoning change and add limitations. Mr. Schwerd stated yes. Mr. Ryfa mentioned he wants the engineers to approve the Site Plan. Mr. McDermott asked if he would subdivide the property or use an HOA system. Mr. Patrinos stated the latter. Mr. Ryfa asked the total footage. Mr. Patrinos stated 1700 sqft, additionally 500 with the garage. Mr. Ryfa asked if he intends to sell the property. Mr. Patrinos stated its possible, but he has no intention. Mr. Schwerd stated he recommends they decide on the criteria to be agreed upon by the developer and the Plan Commission before approving. ***Mr. Ryfa made a motion*** to continue Indi Homes 200 LLC; 1001 E 40th Pl., to the November 21, 2022, meeting ***seconded by Mr. Marker. All favored, motion carried.***

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., Items #2 & #3, ***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. Ryfa made a motion*** to continue Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., to the October 17, 2022, meeting, ***seconded by Mr. Marker. All favored, motion carried.***

Item #4 Griffith Public Schools; 600 N Jay St., Final Site Plan Review.

No one appeared before the board. ***Mr. Marker made a motion*** continuing Griffith Public Schools; 600 N Jay St., to the November 21, 2022, meeting ***seconded by Mr. Stassin. All favored, motion carried.***

Item #5 Victory Towing; 714 S Wheeler, Change of Use to operate a towing business.

Ms. Marisol appeared before the board. Mr. Ballah asked what the property currently is. Ms. Marisol stated they need a bigger lot, so they are moving to upgrade. Mr. Ryfa asked where they currently are and if this is only for storage. Ms. Marisol stated they are currently at 503 Main., and they will be moving the entire business. Mr. Ballah asked if they are renting or buying. Ms. Marisol stated renting. Mr. Marker asked if there is a fence. Ms. Marisol stated yes, and they will be extending it. Mr. Ryfa asked if they will be selling any cars. Ms. Marisol stated no. Mr. Dammarell stated the building is on the east side of Wheeler, there is road access and part of the property has improved surface, he sees no concerns from an engineering perspective. ***Mr. Ryfa made a motion*** granting Victory Towing; 714 S Wheeler, Change of Use to operate a towing business, ***seconded by Mr. Stassin. All favored, motion carried.***

Item #6 BAPS Hindu Temple; 400 W 44th PL., Final Site Plan Review.

Mr. Vijay Patel appeared before the board. Mr. Ballah mentioned they asked for additional information after the Preliminary approval, but they had concerns about the gate and emergency access as well as what the fence is made of. Mr. Patel stated the fence will be wrought iron and 6ft facing Cline, the rest of the three sides will be PVC fencing, and they will work with the Fire Department on open access for emergencies. ***Mr. Ryfa made a motion*** granting BAPS Hindu Temple; 400 W 44th PL., Final Site Plan approval, with the contingency that Emergency Services have access to the facility and the front fence be a decorative wrought iron, ***seconded by Mr. Stassin. All favored, motion carried.***

NEW BUSINESS

Item #1 Perfect Home Services; 1114 E Main St., Preliminary Site Plan Review to add a temporary mobile office.

Mr. Jay Vanderbill appeared before the board. Mr. Vanderbill stated this is for a mobile office as they wait for occupancy to be issued, it is located in the parking lot. Mr. Ballah asked if they are operating currently or if it's a construction trailer. Mr. Vanderbill stated it is a construction trailer now, it will be gone once construction is completed. Mr. McDermott made a point that it is an office trailer, not a construction trailer, and that due to the build out being still in process it is where the employees work. Mr. Ryfa asked what exactly is being approved. Mr. Ballah stated it is for the office trailer. Mr. Ryfa asked Mr. Schwerd to look into the code for items like this in the future. Mr. Maglish mentioned if it was an office trailer then it should have been presented. Mr. Ryfa clarified it is not a construction trailer but an office trailer. ***Mr. Bubala made a motion*** granting Perfect Home Services; 1114 E Main St., Preliminary Site Plan approval, ***seconded by Mr. Maglish. All favored, motion carried.***

Item #2 White Lotus Center for Natural Medicine; 219 N Broad St., Change of Use to operate a massage/wellness center.

Mr. & Ms. Michael and Rebecca Jania appeared before the board. Mr. Jania stated they will have yoga classes, tai chi, chi gong, five types of massages, and two types of complimentary therapies, fire cupping and gua sha. Mr. Jania explained gua sha is a tool used to perform massage type services, fire cupping is a vacuum type of therapy that allows release of deeper muscles. Mr. Stassin asked if they were a licensed massage therapist and if it is holistic. Mr. Jania stated he is and yes. Mr. Stassin asked if this would be included in the special exception language. Mr. Schwerd stated there is a section of the code that allows these forms of procedures as long as they are licensed. Mr. Ballah asked if they would modify the building. Mr. Jania stated not at this time. Mr. Ryfa asked what form of massage. Mr. Jania stated shiatsu, reiki, myofascial, myofascial release, and Thai massage; shiatsu and Thai massages are fully clothed massage services. ***Mr. Ryfa made a motion*** granting White Lotus Center for Natural Medicine; 219 N Broad St., Change of Use to operate a massage/wellness center, ***seconded by Mr. Stassin. All favored, motion carried.***

Item #3 Rosina's Meatball Café; 126 N Griffith Blvd., Change of Use to operate a café.

Ms. Dawn Ayers and Mr. Geoff Jania appeared before the board. Ms. Ayers explained they are seeking a Change of Use, the prior use being a salon and they are wanting to open a meatball restaurant. Ms. Ayers passed out a packet of information, it included a business plan, letters of authorization from the building owner. Ms. Ayers explained due to the limited space they will primarily be a carry out business. They will offer family style food, with some small sides as well. Ms. Ayers stated it would just be operated by her husband and herself with no immediate plans for employees. Ms. Ayers explained the space is approx. 700 square feet, they will need new appliances, sinks, and furniture. Mr. Ballah asked it they are next to the ice cream shop. Ms. Ayers stated no, they are one more door down. Ms. Ayers stated they have no structural changes planned, just connecting to plumbing. Mr. Ballah asked when they will be open. Ms. Ayers stated as soon as possible. Mr. Maglish asked if there are any parking issues they foresee. Mr. Ryfa stated it would be a civil issue between the businesses. ***Mr. Marker made a motion*** granting Rosina's Meatball Café; 126 N Griffith Blvd., Change of Use to operate a café, ***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 September 19, 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 7:31p.m.

Respectfully Submitted

Dave Maglish

Dave Maglish, Secretary

Aubrey R. Stegall, Recording Secretary