

Town of Griffith  
Plan Commission  
March 9, 2016

The March 9, 2016 Plan Commission meeting was called to order at 7:05 p.m. by Rob Bubala, Rick Ryfa, Ken Ruesken, and Dave Maglish. Also present was Town Attorney Bob Schwerd and Building Inspector Steve McDermott. Absent were members Larry Ballah, Stan Dobosz and Tony Hobson.

Minutes from the February 19, 2016 meeting were approved as written. Minutes from the February 23, 2016 special meeting were continued to the April 13, 2016 meeting due to lack of members present for approval.

**OLD BUSINESS**

**Item #1 Komark Development, Inc. Final Plat approval for a PUD (Phase III).**

Mr. Don Torrenga appeared before the Commission representing Komark Development. Mr. Jake Dammarell of Butler Fairman and Seufert, Inc. has received the plans. Mr. Bubala asked if all items from the February 23<sup>rd</sup> meeting have been satisfied.

Mr. Torrenga then discussed each item:

1. The water main will be looped from Reder Road and S. Wheeler. *Mr. Kovich is still in negotiations as to what percentage of the cost will be the Developer's responsibility.*
2. Any cul-de-sacs must have a minimum of 60' radius. *Mr. Kovich is in agreement.*
3. Lighting by means of carriage style lamp post in lieu of traditional street lighting is to be provided by Developer on each plotted lot and maintained by individual property owners. *Mr. Kovich is in agreement as well as Providence. Mr. Maglish asked if a design has been chosen yet. Mr. Torrenga stated he was unsure.*
4. Mailboxes shall be uniformed. *Mr. Torrenga stated the developer and post office will work together on this.*
5. Location of trees and types of trees shall be determined prior to PUD. *Mr. Torrenga stated a list of allowable trees is needed. Landscape will be the last item to go in.*
6. Every lot will have a detail of utilities as to where and how utilities will be connected. *Mr. Torrenga stated the B-boxes will be located at the center of each lot.*
7. At trail crossings, there must be sidewalks, ADA compliant pedestrian ramps and street crossings, and vehicular and trail user warning signs. *Mr. Torrenga stated Mr. Kovich is in agreement.*
8. The 300' of 8" drainage shown in Drawing Sheet C4.0 is acceptable. *Mr. Torrenga stated Mr. Kovich was in agreement with all requirements.*
9. Torrenga Engineering will provide a letter documenting the existing pond system being utilized for the current phase has adequate storm water capacity. *Mr. Torrenga stated Turkey Creek has been restudied. The elevation is down.*
10. Road width of 31' of drivable surface is acceptable. *Mr. Torrenga stated Mr. Kovich is in agreement.*
11. Sanitary and water utilities shall be in front of lots. *Mr. Torrenga stated some of the utilities have to be located in the rear.*
12. Fire hydrants shall be East Jordan Brand outfitted with Storz Connectors. *Mr. Torrenga stated they will use the requested fire hydrants with a screw off cap.*

13. Each lot shall have the proposed elevation of each corner, center, and/or major drainage conveyance swales elevation so a later developed lot will not flood existing developed lots. *Mr. Torrenga stated all lots will be in compliance.*
14. The construction entrance will be the current eastern termini of Trail Creek Drive... *Mr. Torrenga stated Trail Creek Drive will be used and later paved and become an extension of Trail Creek Drive.*

Mr. Ruesken then stated his concern with the ingress/egress. Mr. Torrenga stated that the fire chief as well as the police chief are okay with the proposal. Mr. Ryfa stated the town's engineer is not present for further discussion on the matter. Mr. Schwerd stated the drawings have been submitted for review. Mr. Schwerd stated a motion can be made "subject to" the approval of our town engineer. ***Mr. Ryfa made a motion*** approving the Final PUD on a 32 lot subdivision subject to the final engineering review and approval by the town engineer ***seconded by Mr. Maglish. All favored, motion carried.***

***Mr. Maglish made a motion*** granting final conceptual approval on the remaining 82 lots at Turnberry ***seconded by Mr. Ruesken. All favored, motion carried.***

#### **NEW BUSINESS**

None.

#### **COMMUNICATIONS**

None.

#### **BILLS AND EXPENDITURES**

***Mr. Maglish made a motion*** to approve a claim for the meeting held February 16, 2016 in the amount of \$65.00 ***seconded by Mr. Ruesken. All favored, motion carried.***

#### **ADJOURNMENT**

There being no further business before the Plan Commission a motion was made to adjourn the meeting. All in favor, motion carried. Meeting was adjourned at 7:32 p.m.

Respectfully Submitted

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Rob Bubala, Secretary

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Veronica L. Horka, Recording Secretary