

Town of Griffith
Plan Commission
February 20, 2023

The Plan Commission meeting was called to order at 7:02p.m. by Chairman; Larry Ballah with all members present; Rob Bubala, Rick Ryfa, Dave Maglish, Larry Stassin, and Jim Marker. Also present was Attorney Bob Schwerd, Plan Commission Engineer Jake Dammarell, and Building Commissioner, Steve McDermott.

Minutes from the January 16, 2023, meeting were approved as written.

OLD BUSINESS

Item #1 Indi Homes 200 LLC: 1001 E 40th PL, Rezone of the property from R2 to R3 to build townhomes: public comment portion of the meeting has been closed. continued.
No one appeared before the board. **Mr. Ryfa made a motion** to continue Indi Homes 200 LLC; 1001 E 40th PL, to the March 20, 2023, meeting **seconded by Mr. Stassin. All favored, motion carried.**

Item #2 Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., Preliminary Site Plan Review.
No one appeared before the board. Mr. Ballah mentioned they met with the petitioner to discuss options on how to proceed, he then asked Mr. Dammarell to explain what is allowed in the zoning district without necessity of a variance. Mr. Dammarell explained the zoning for R1, he then read aloud Sec. 86-24 of the town code. Mr. Schwerd also mentioned that under the ordinance as it is now the minimum square footage is 1200 square feet as well. Mr. Ryfa stated his concern is the square footage and that around 6 lots can be designated to the paired cottage homes. Ray White; 613 Edinburgh Dr., Mr. White asked if a second entrance would still be added. Mr. Ryfa stated that they are still discussing that. Mr. White added that a PUD allows for them to add specifications on the square footage of the homes. Mr. White mentioned the second entrance again. Mr. Dammarell showed where the second entrance would be to Mr. White. Mr. White then asked if they would keep the lot sizes the same.

Mr. Stassin made a motion to continue Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., to the March 20, 2023, meeting, **seconded by Mr. Bubala. All favored, motion carried.**

Item #3 Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., Rezone/PUD.
No one appeared before the board. The petitioner requested a continuance to the February 20, 2023, meeting. **Mr. Ryfa made a motion** to continue Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., to the February 20, 2023, meeting, **seconded by Mr. Bubala. All favored, motion carried.**

Item #2 Petrogas; 1800 W Ave H., Final Site Plan Review for Griffith Terminal.
Mr. Josh Porter appeared before the board. Mr. Porter stated they received the comments from the engineers and satisfied all concerns but the easement, which they are taking care of currently. Mr. Porter stated Altagas and Marathon have an agreement. Mr. Ryfa asked if they are required to present the easement agreement. Mr. Schwerd stated yes. **Mr. Ryfa made a motion** granting Petrogas; 1800 W Ave H., Final Site Plan approval, contingent upon the easement agreement be provided to the Town within 12 months, **seconded by Mr. Bubala.**

NEW BUSINESS

Item #1 Griffith Fuel 305: 305 W Ridge Rd., Change of Use to operate a filling station and convenience store.

Mr. Dan Zamudio and Mr. Muaref appeared before the board. Mr. Zamudio explained they have no connection with the past tenant and its just a gas station change out for another. Mr. Ballah asked if they are keeping the same pumps or adding onto the building. Mr. Muaref stated they are not adding anything. **Mr. Bubala made a motion** granting Griffith Fuel 305; 305 W Ridge Rd., Change of Use to operate a filling station and convenience store., **seconded by Mr. Stassin.**

Item #2 ISource; 1573 N Cline Ave., Change of Use to operate an office for management services.
Mr. Mark Foreit appeared before the board. Mr. Foreit stated he is one of the new part owners of the building. Foreit stated they will have a single occupant and have done an extensive remodel. Mr. Ballah asked if this is strictly a business office. Foreit stated yes, it no longer has a medical business there. **Mr. Stassin made a motion** granting ISource; 1573 N Cline Ave., Change of Use to operate an office for management services **seconded by Mr. Marker.**

Item #3 Luke Family of Brands; 1224 E Ridge Rd., Preliminary Site Plan review for a carwash.
Mr. Dan Tursman appeared before the board. Mr. Tursman stated he is the director of development for Luke Family Brands, they are proposing some cosmetic exterior upgrades, new signs, and to replace the equipment along with an addition of kiosks for self service at the car wash. Mr. Ballah asked if the vacuums would be operating continuously. Mr. Tursman stated they will be on all the time but that he was

unsure of the decibels they produce. Mr. Ballah asked if he received the comments from BF&S. Mr.

Tursman stated he had not, Mr. Dammarell then provided a copy to the petitioner. Mr. Ryfa asked if the vacuums can be accessed by the general public. Mr. Tursman stated yes, but they are intended for customers. Mr. Tursman also stated they will not be disturbing the existing site, so he does not see a need for an aversion control plan. Mr. Dammarell stated its mainly regarding if they bring in patching materials and stone, they will need to put something around the catch basin to prevent the debris from entering the storm sewer. Mr. Dammarell then asked where the flow around the back of the building goes. Mr. Tursman stated the fuel tanks come in off of Ridge Rd., and not in the back of the building. Mr. Dammarell expressed concern about the turning radius due to the new kiosks, as well as if the line is accessible for someone to cut in and take someone's car wash payment. Mr. Tursman stated there will be an attendant, but it is possible, they have detectors in the pavement to detect things like that as well as license plate camera, but they will have signage as well. Mr. McDermott asked about the noise level of the vacuums again. Mr. Tursman stated he will get more information on it. Mr. Ballah asked when they intend to start the project. Mr. Tursman stated as soon as possible, the equipment is already ordered. *Mr. Marker made a motion* granting Petrogas; Luke Family of Brands; 1224 E Ridge Rd., Preliminary Site Plan review for a carwash, *seconded by Mr. Bubala.*

Item #4 Enbridge: 1500 W Main St. Preliminary Site Plan review for Enbridge Griffith Terminal.

Mr. Josh Porter of MJ Electric appeared before the board. Mr. Porter stated they are continuing the project from last year to get the cable trays in place, foundation in place, and energize the esp they set last year. Mr. Ballah asked if this is a new building. Mr. Porter stated its already there. Mr. Ryfa asked Mr.

Dammarell if this is in alignment with the original project. Mr. Porter stated they revised the cable tray support design. Mr. Dammarell stated he remembers the general layout being similar, but that they need a few small clarifications. Mr. Ryfa asked when the estimated start time is. Mr. Porter agreed early to mid-April. *Mr. Maglish made a motion* granting Enbridge; 1500 W Main St., Preliminary Site Plan approval, *seconded by Mr. Stassin. All favored, motion carried.* Mr. Porter then requested the Commission to suspend the rules and grant Final Site Plan approval. *Mr. Stassin made a motion* to suspend the rules, *seconded by Mr. Bubala.* Roll call was then taken. Mr. Ballah; in favor. Mr. Bubala; in favor, Mr. Maglish; in favor, Mr. Ryfa; in favor, Mr. Stassin; in favor, and Mr. Marker; in favor. *All favored, motion carried to suspend the rules. Mr. Maglish made a motion* granting Enbridge; 1500 W Main St, Final Site Plan approval, *seconded by Mr. Stassin.*

COMMUNICATIONS

BILLS AND EXPENDITURES

Mr. Maglish made a motion to approve a claim for the meetings held January 16, 2023, 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 7:37p.m.

Respectfully Submitted


Dave Maglish, Secretary


Aubrey R. Stegall, Recording Secretary