Town of Griffith
Plan Commission
March 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, and Larry Stassin. Also present was Attorney Bob Schwerd, Plan Commission Engineer Jake Dammarell, and Building Commissioner, Steve McDermott. Absent was member Jim Marker.

Minutes from the February 20, 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. Stassin made a motion*** to continue Indi Homes 200 LLC; 1001 E 40th Pl., to the April 17, 2023, meeting ***seconded by Mr. Bubala. All favored, motion carried.***

Item #2 Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., Preliminary Site Plan Review.
Mr. Kovich appeared before the board to introduce a new plan. Mr. Kovich stated the old plan had the East and North side lined with paired homes, there are some changes to on the plan, but the paired homes remain on the East and North. Mr. Ryfa asked the depth of the lots on the East. Mr. Kovich stated around 139.20. Mr. Ryfa asked for the minimum amount of depth needed for the development. Mr. Kovich stated the only concern would be an upgrade for a sunroom in the back. Mr. Ryfa expressed concern on the road width. Mr. Kovich stated it matches phase 1. Mr. Ryfa stated that it may not be the best option of this phase, a wider road may be an option, they would like an emergency vehicle analysis done. Mr. Dammarell asked what the side yard setbacks will be for the paired homes. Mr. Kovich stated there was some concern and they have not set them yet but will provide a ballpark plan of things like easements and utilities. Mr. Ryfa asked how many total new units. Mr. Kovich stated 29 single families, plus the paired homes. Mr. Maglish asked about the setbacks off the sidewalk. Mr. Kovich stated 25 versus 30, which is consistent with phase 1. Mr. Kovich stated they are stubbing the road in the north end in anticipation of the Ave H extension. Mr. Maglish asked for clarification that there was only the one entrance and exit, Mr. Kovich agreed. Mr. Ryfa stated he would like to see traffic flow. Mr. Dammarell explained a traffic impact study. Mr. Ryfa expressed concern with the width of the road for the impact. Mr. Kovich asked for clarification on who would provide. Mr. Dammarell stated the developer usually provides traffic impact studies. Mr. Dammarell also stated the lot coverage for the zoning is a .5 ratio, which they could add into the PUD. Mr. Ryfa expressed concern with street parking on Glasgow. Mr. Stassin asked if the additional paired home will affect the water flow. Mr. Dammarell stated they would need to look at the analysis again, but the extension of the water main does allow for the volume; but they would look carefully at the demand on the volume, all pressure tests have fallen within the range of normal at this time. Mr. Maglish asked if there were any issues with the sanitary. Mr. Dammarell stated no, the station is just to the south. ***Mr. Bubala made a motion*** to continue Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., Items 2 & 3, to the April 17, 2023, meeting, ***seconded by Mr. Maglish. All favored, motion carried.***

Item #3 Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., Rezone/PUD.
Item was continued to April meeting on last motion. ***Mr. Bubala made a motion*** to continue Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., Items 2 & 3, to the April 17, 2023, meeting, ***seconded by Mr. Maglish. All favored, motion carried.***

Item #4 Luke Family of Brands; 1224 E Ridge Rd., Final Site Plan review for a carwash.
Mr. Dan Tursman with Luke Family Brands appeared before the board. Mr. Tursman stated the erosion control plan was submitted, vacuum system, electrical plans and services for the kiosk, maintenance plan for a system already in place for the sand/oil interceptor, canopy structure information, added a traffic diagram, and added signage for the flow, along with a restoration plan. ***Mr. Maglish made a motion*** granting Petrogas; Luke Family of Brands; 1224 E Ridge Rd., Final Site Plan review for a carwash, ***seconded by Mr. Stassin.***

NEW BUSINESS
Item #1 Elite Source; 2009 W Glen Park Ave., Change of Use to operate an office.
No one appeared before the board. ***Mr. Maglish made a motion*** to continue Elite Source; 2009 W Glen Park Ave., to the April 17, 2023, meeting ***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 February 20, 2023, 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 7:25p.m.

Respectfully Submitted

Robert Bubala Vice President

Dave Maglish, Secretary

Aubrey R. Stegall, Recording Secretary