

Town of Griffith
Plan Commission
April 17, 2023

The April 17, 2023 Plan Commission meeting was called to order at 7:05 p.m. by Chairman; Larry Ballah with members Rob Bubala, Rick Ryfa, and Larry Stassin. Also present was Plan Commission Engineer; Jake Dammarell and Building Commissioner; Steve McDermott. Absent were members Dave Maglish, Jim Marker, and Attorney Bob Schwerd.

The minutes from the March 20, 2023 meeting were approved as written.

OLD BUSINESS

Item #1 Indi Homes 200 LLC: 1001 E 40th Pl. Rezone property from R2 to R3 to build townhomes: continued. Jason Patrinos appeared before the Commission. Mr. Patrinos stated there are no changes since his last appearance. Mr. Ballah stated a vote could not take place because the Attorney is not present with the necessary documents to grant a conditional approval to rezone. *Mr. Bubala made a motion* to continue Indi Homes 200 LLC; 1001 E 40th Pl., to the May 15, 2023 meeting. *Motion was seconded by Mr. Stassin. All favored, motion carried.*

Item #2 Turnberry at Trail Creek: Turnberry Rd., & Glasgow Dr., Preliminary Site Plan Review.

The petitioner was not present and has asked for a continuance. *Mr. Stassin made a motion* to continue Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., Preliminary Site Plan Review to the May 15, 2023 meeting. *Motion was seconded by Mr. Bubala. All favored, motion carried.*

Item #3 Turnberry at Trial Creek: Turnberry Rd., & Glasgow Dr., Public Hearing for a PUD to rezone the property from R1 to R3: public hearing closed: continued.

The petitioner was not present and has asked for a continuance. *Mr. Stassin made a motion* to continue Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., Public Hearing for a PUD to rezone to the May 15, 2023 meeting. *Motion was seconded by Mr. Bubala. All favored, motion carried.*

Item #4 Elite US Staffing: 2009 W Glen Park Ave., Change of Use to operate an office.

Mr. Peter Manous appeared before the Commission. Mr. Manous stated he is proposing to open a staffing agency. The space will be used as offices with 4 employees. Mr. Ryfa asked if transportation (buses and/or vans) will be offered. Mr. Manous stated it is not, employees will go directly to the manufacturing site. Mr. Ballah asked if B3 zoning allows for staffing. Mr. McDermott stated that was correct. Mr. Ballah asked if parking could be a potential issue. Mr. Dammarell stated parking is adequate and there are no engineering questions or concerns. *Mr. Ryfa made a motion* approving a Change of Use to Elite Staffing, 2009 W Glen Park Ave., to operate an office. *Motion was seconded by Mr. Stassin. All favored, motion carried.*

NEW BUSINESS

Item #1 Gene Berryman: 1033 Reder Rd., Request Public Hearing to rezone the property from I1 to R2.

Mr. Berryman appeared before the Commission. Mr. Berryman stated his property is zoned I1 and would like to have it rezoned too residential. Mr. Ballah asked if this was his residence. Mr. Berryman stated it is. Mr. Ballah asked what the reason is for rezone. Mr. Berryman stated some of his neighbors have also gone through the rezoning process just to have their homes zoned correctly as a residence. *Mr. Stassin made a motion* granting Gene Berryman, 1033 Reder Rd., permission to advertise for a public hearing to rezone the property from I1 to R2. *Motion was seconded by Mr. Ballah. All favored, motion carried.*

Item #2 Menards: 430 W Ridge Rd., Preliminary Site Plan Review for a retail store.

Mr. Nick Brenner was in attendance via zoom on behalf of Menards. Mr. Ballah stated a preliminary site plan has been received for the redevelopment of the former Kmart located at the intersection of Ridge Rd. and Cline Ave. for a new Menards and Dollar Tree. The existing entrance off 35th Ave. will be closed off. There will be 326 parking spaces total, the outlots will have their own parking, the lumberyard storage will be behind and on the east side of the building behind a fence. There will also be a propane refilling station at the extreme northwest corner of the property. All the infrastructure, utilities and roadways will be redone. The project will be done in phases, the Dollar Tree store will be developed first. Mr. Ryfa asked if there had been any traffic studies done. Mr. Brenner stated if one is needed, it will get done. Mr. Ryfa clarified that the next set of plans presented will strictly be for the development of the Dollar Tree, Menards will then follow. Mr. Ballah stated that was correct. *Mr. Bubala made a motion* granting preliminary site plan approval to Menards; 430 W Ridge Rd for a retail store. *Motion was seconded by Mr. Stassin. All favored, motion carried.*

Item #3 Town of Griffith: 349 N Indiana St., Preliminary Site Plan Review for Tot Park.

Mr. Tim Diamond, Griffith Park Board President, appeared before the Commission, Mr. John Dudlicek, Consulting Engineer, and Jacob Ballah, Drainage Engineer were also present. Mr. Diamond stated a grant has been received from the DNR, and the Park Board would like to use that to update Tot Park. Mr. Diamond stated the Park Board has held a public hearing; nearby residents are generally in favor of the proposed changes. Mr. Dudlicek explained there are 3 current features in the park (playground, pavilion, and basketball court), all of which are beyond their surface life. The Park Board is looking to replace them and add a skate plaza. The improvements will push the playground to the middle of the park, the new pavilion and basketball court will remain in the same area, the skate plaza will be at the far east end. The new basketball court will have an athletic epoxy surface like the pickleball court surface. The pavilion will have 2 bathrooms, the new playground equipment will target 3-5 year olds, there will also be sensory features for those with autism. The skate plaza is targeted for beginner-intermediate skaters. In addition to the existing parking available, there will be 16 new parking spaces on the alleyway and improvements will be made to the alley. Mr. Jacob Ballah then explained the proposed drainage will match with how the site currently drains, the direction and quantity of water will be the same. The site currently drains both east and west. With the increase of hardscape, rainfall will be collected and filtered through

french drains and filtered into the ground. There will be no additional runoff. Mr. Ryfa asked what the capacity is of the french drains. Mr. Jacob Ballah stated they do not have a lot of storage, but water will drain out at approximately 4" per hour. Mr. Dudlicek stated the pavilion architecture will match other structures recently built in town. Mr. Stassin stated his concern with the lighting bothering nearby homeowners. Mr. Dudlicek stated the lighting plan is low level/safety lighting, not sports lighting. Mr. Diamond stated the park and bathrooms will be ADA accessible. *Mr. Stassin made a motion granting Preliminary Site Plan Approval to Town of Griffith, 349 N Indiana for Tot Park. Motion was seconded by Mr. Bubala. All favored, motion carried.* Mr. Diamond asked the Commission to suspend the rules and grant final approval. Mr. Ballah stated there are not enough members present to suspend the rules.

Item #4 Goddess Locks: 343 N Broad St. Change of Use to operate a salon.

Ms. Mary Kay Cooper, business owner, appeared before the Commission. Ms. Cooper stated her previous salon location (212 E Main St.) was too large, the new location is better suited. Mr. Ballah asked if the new space is currently empty. Ms. Cooper stated it is. Mr. Ballah asked if it previously was an apartment. Ms. Cooper stated it originally was a commercial use (barber shop), then a lawyer's office, and most recently an apartment. Mr. Ryfa asked for clarification on the location. Mr. McDermott stated it is located above what used to be Lucille's Bar. Ms. Cooper stated there are 5 employees with staggered hours. Mr. Ballah asked if parking is an issue. Mr. Dammarell stated the downtown parking allows for adequate parking. Mr. Ballah stated his concern with how the property is zoned (commercial vs. residential). Mr. Ryfa asked if a state design release is needed. Mr. Ballah explained if the occupancy of the space is changed a state design release may be needed. Mr. McDermott stated before changes are made to the interior space a state design release may be needed. Once the state reviews and provides a release, building permits can then be issued. *Mr. Ryfa made a motion granting Change of Use to Goddess Locks; 343 N Broad St. to open a salon, provided all State of Indiana, and Town of Griffith regulations are met. Motion seconded by Mr. Stassin. All favored, motion carried.*

COMMUNICATIONS

Item #1 Yenneguin Lake Shore, LLC; 1300 block of Rensselaer Pl. preliminary draft for discussion.

Mr. Gary Warfel appeared before the Commission. Mr. Warfel stated he is under contract for lot 1 and working to obtain lot 2, totaling just over 3 acres. The property is zoned R2 and is adjacent to railroad right of way. The concept is to develop low-density, high-quality townhomes (8-10 homes). The issues with the property are roadway access, and Floodplain. Mr. Warfel stated he is working with the DNR. The property has a line of mature trees which he would like to preserve, the homes would line up east to west, which leaves only one roadway option. The concept is to connect Rensselaer and Indiana to the north end of the property, which allows passage for emergency vehicles. Because of its proximity to the railroad right of way it is believed to be a transitional use, which allows for a two-family residence. The variances needed may be front and side yard setbacks. Mr. Warfel continued in stating the connecting roadway could be kept private, then grant an easement to the town, or build it to town standards and deed it to the town. Mr. Ballah mentioned connecting the two roadways would eliminate the dead ends, and for safety reasons is a good idea. Mr. Ballah asked if Mr. Warfel would be requesting a PUD. Mr. Warfel stated that was correct. Mr. Ryfa asked if the front setback would cause any issues with someone parking in a driveway and blocking a sidewalk. Mr. Warfel stated it would not. The proposed plan would create more compensatory storage than what exists. The architecture plans show a 2-story townhome. Mr. Ryfa asked what the total square footage would be. Mr. Warfel stated they will be 1900-2100 sq. ft. Mr. Ryfa asked what the target market price will be. Mr. Warfel is expecting pricing at \$320K-\$380K. Mr. Ryfa suggested the town perform engineering and legal reviews, to potentially provide a letter of commitment without granting full approval. Mr. Warfel mentioned the Town of Griffith is shown as the owner of another parcel of land near the proposed development and wondered if that could be purchased to create an open green space/park space and additional compensatory storage. Mr. Ryfa asked if Mr. McDermott or Mr. Dammarell could research the property mentioned. Mr. Dammarell stated the roadway connection conceptually makes sense and is an improvement over the existing condition. After a quick review Mr. Dammarell stated the turning radius should be considered for emergency vehicles.

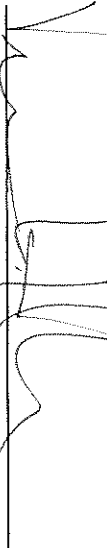
BILLS AND EXPENDITURES

Mr. Bubala made a motion to approve a claim for meeting minute preparation for the meeting held March 20, 2023, in the amount of \$65.00. Motion was 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 7:50 p.m.


Dave Maglish, Secretary


Veronica L. Horke, Recording Secretary