Town of Griffith
Plan Commission
August 21, 2023

The August 21, 2023, Plan Commission meeting was called to order at 7:01 p.m. by Chairman; Larry Ballah with members, Rob Bubala, Dan Blount, Rick Ryfa, and Larry Stassin. Also present was Plan Commission Engineer Jake Dammarell, Attorney; Bob Schwerd, and Building Commissioner; Steve McDermott. Absent were members Dave Maglish and Jim Marker.

The minutes from the July 17, 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; MOU conditions continued.
Petitioner was not present. ***Mr. Bubala made a motion*** to continue Indi Homes 200 LLC, to the September 18, 2023, meeting. ***Motion was seconded by Mr. Stassin, all favored, motion carried.***

Item #2 Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr. Rezone the property from R1 to R3. The public hearing has been closed. Petitioner has requested a continuance.
Mr. Stassin made a motion to continue Turnberry at Trail Creek to the September 18, 2023 meeting. ***Motion was seconded by Mr. Bubala, all favored motion carried.***

Item #3 Turnberry at Trial Creek; Turnberry Rd., & Glasgow Dr. Preliminary Site Plan Review. Petitioner has requested a continuance.
Mr. Stassin made a motion to continue Turnberry at Trail Creek to the September 18, 2023 meeting. ***Motion was seconded by Mr. Bubala, all favored motion carried.***

Item #4 Menards; 430 W Ridge Rd. Site Plan Review for retail store. Petitioner has requested to be removed from the agenda.
Mr. Stassin made a motion to drop Menards; 430 W Ridge Rd from the agenda. ***Motion was seconded by Mr. Bubala, all favored, motion carried.***

Item #5 Tac Auto Sales, Inc. 928 W Ave H; Change of Use to open a used car dealership. Property is zoned I2.
Mr. Bubala made a motion to continue Tac Auto Sales, Inc. 928 W Ave H; Change of Use to the September 18, 2023 meeting. ***Motion was seconded by Mr. Stassin. All favored, motion carried.***

Item #6 Tac Auto Sales, Inc. 928 W Ave H; Preliminary Site Plan review to open a used car dealership.
Mr. Stassin made a motion to continue Tac Auto Sales, Inc. 928 W Ave H; Preliminary Site Plan Review to the September 18, 2023 meeting. ***Motion was seconded by Mr. Blount. All favored, motion carried.***

Item #7 Paul Conroy for E Stone, Inc., 820 S True St.; Final Site Plan Review for a power room expansion and generator upgrade. Property is zoned I2.
Mr. Paul Conroy appeared before the Commission. Mr. Conroy stated the changes requested at the previous month's meeting have been made and a spill containment plan was sent. Mr. Dammarell stated all the comments provided from the previous meeting have been satisfied, BF&S recommends a final site plan approval contingent on receiving the SPCC Plan. Mr. Conroy stated the SPCC will be released as the building gets started. Mr. Bubala made a motion granting Final Site Plan Approval to E Stone, Inc., 820 S True St., for a power room expansion and generator upgrade, contingent upon receipt of the SPCC Plan. Motion was seconded by Mr. Stassin. Mr. Ryfa asked if there would be a delay in starting the project if the plan has not been fully developed. Mr. Conroy stated the plan is part of the permitting because full gen. specs and drawings are needed. Those are typically done after the permit is issued. Mr. Dammarell stated the SPCC Plan is needed before inspections take place, and the site plan can be approved if there is an SPCC Plan for the project on file. There was then discussion on the timeline of when the SPCC Plan should be received. Mr. Ryfa asked when construction would begin. Mr. Conroy stated plans have been sent to State this week, hopefully construction can begin within 8 weeks (break ground this year). Completion by the end of 2024. ***Mr. Bubala amended his motion*** granting Final Site Plan Approval to E Stone, Inc., 820 S True St., for a power room expansion and generator upgrade, contingent upon the SPCC Plan being submitted before completion of the project and before issuance of an occupancy certificate. ***Motion was seconded by Mr. Stassin. All favored, motion carried.***

NEW BUSINESS

Item #4 Patriot Gaming, 217 N Lindberg St.; Preliminary Site Plan Review to construct a new storage facility.
Mr. Gary Torrenga appeared before the Commission on behalf of Patriot Gaming. Mr. Torrenga stated the need for the proposed building is due to the business' growth, storage space with loading docks is needed. The proposed 90'x70' storage building will be located at the southeast corner of the property (20' off of Lindberg & 20' north of Columbia). All the asphalt will be pulled out and replaced, fencing will be rebuilt, drainage will tie into a storm sewer at Columbia. There will be two loading ramps on the west side of the building, east side will have a level loading dock for smaller vehicles. All doors will be located on the north side of the building. The fencing along Cline Ave. will be new, with the addition of an electronic sliding security gate. The structure will be an FBI building. Mr. Jeff Swan also appeared on behalf of Patriot Gaming. Mr. Ballah asked for clarification on the fencing improvement at Columbia. Mr. Swan stated the existing fencing (150') at Columbia will come down, as well as the fencing at the north property line (Cline Ave.). A decorative chain link fencing will be installed. Mr. Ballah asked how tall the building will be. Mr. Swan stated it is a 20 ft. building at the eave. Mr. Ballah asked about the stormwater detention in the parking area. Mr. Torrenga stated the area is all asphalt now, there are no intentions to improve the stormwater detention. The property currently drains into the Cline Ave catch basin at Columbia. Mr. Swan stated the site is sandy, the drainage should be fine. Mr. Dammarell stated the area in question currently floods, the stormwater system cannot handle much more drainage without retention. Mr. Torrenga understood. Mr. Torrenga stated he could monitor the catch basin or install permeable asphalt. Mr. Dammarell stated it will be up to engineering and the property owner to come up with a solution to meet the Town of Griffith's Stormwater Technical Manual, which follows Lake County's ruling. Mr. Dammarell asked if the new loading dock will take on full size semis. Mr. Torrenga stated they can accept full size. Mr. Dammarell asked if box trucks are typically used. Mr. Swan stated that was correct, big items are not typically received. Mr. Dammarell asked if the employee car parking is located at the back. Mr. Swan stated that was correct, however some of the administrative staff will park on Lindberg. Mr. Bubala asked if

there will be any issues with the residential home located west of the proposal. Mr. Swan stated they are trying to purchase that home, for future expansion. Mr. Stassin asked if there would be an additional impact on traffic in the area. Mr. Swan stated there might be one additional employee, traffic and neighbors will not be affected. Mr. Torrenga stated Patriot Gaming repairs and supplies parts to most of the areas casinos machines. Mr. Ryfa asked if the space will be used for strictly storage or will there also be repair and refurbishing. Mr. Torrenga stated they currently do repairs. Mr. Swan stated it is an upgrade with future hopes of expansion. Mr. Ryfa asked if outdoor storage might be needed in the future. Mr. Swan stated it will not. Mr. Stassin asked if the outside lighting will be upgraded. Mr. Swan stated there will be minimal outdoor lighting, there will be a light installed on each side of the building. Mr. Stassin confirmed the residential homes will not be impacted. Mr. Swan stated they would not. Mr. Ryfa asked where the water flows currently. Mr. Torrenga stated the water goes east and south. ***Mr. Ryfa made a motion*** granting preliminary site plan approval to Patriot Gaming, 217 N Lindberg St. to construct a new storage facility. ***Motion was seconded by Mr. Bubala.*** Mr. Ryfa added that the petitioner should work with BF&S regarding drainage. ***All favored, motion carried.***

COMMUNICATIONS
None.

BILLS AND EXPENDITURES
None.

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.

Dave Maglish

Dave Maglish, Secretary

Veronica L. Horka, Recording Secretary