

Town of Griffith
Plan Commission
December 18, 2023

The December 18, 2023, Plan Commission meeting was called to order at 7:00 p.m. by Chairman Larry Ballah with members, Rob Bubala, Jim Marker, Rick Ryfa, and Larry Stassin. Also present was Plan Commission Engineer Jacob Ballah, Attorney; Bob Schwerd, and Building Commissioner; Steve McDermott. Absent were members Dan Blount and Dave Maglish

The minutes from the November 20, 2023, meeting was 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.

The petitioner was not present and has requested a continuance. There should be new plans available in January. Mr. Ballah asked if the MOU conditions are still pending. Mr. Schwerd stated that is correct. **Mr. Bubala made a motion** to continue Indi Homes 200 LLC; 1001 E 40th Pl., to the January 15, 2024 meeting. **Motion was seconded by Mr. Stassin. All favored, motion carried.**

Item #2 Westpark Development, Inc.; Turnberry Rd., & Glasgow Dr. Final approval for subdivision approval of Turnberry 2.

The petitioner was not present and has requested a continuance. **Mr. Bubala made a motion** to continue Westpark Development, Inc.; Turnberry Rd., & Glasgow Dr. Final approval for subdivision approval of Turnberry 2 to the January 15, 2024 meeting. **Motion was seconded by Mr. Ryfa. All favored, motion carried.**

Item #3 (A) Westpark Development, Inc.; Turnberry Rd., & Glasgow Dr. Preliminary Site Plan Review of Turnberry 2.

The petitioner was not present and has requested a continuance. **Mr. Marker made a motion** to continue Westpark Development, Inc. Turnberry Rd., & Glasgow Dr. Preliminary Site Plan Review of Turnberry 2. **Motion was seconded by Mr. Bubala. All favored, motion carried.**

(B) Review proposed turnaround and Turnberry Phase One subdivision conditional acceptance.

Mr. Ballah stated the Irrevocable Letter of Credit received has been reviewed by the town's engineer, attorney and building commissioner. The engineer has suggested the town does not accept the letter of credit due to the final design is more of a temporary patch and does not go far enough. **Mr. Stassin made a motion** to deny the Irrevocable Letter of Credit due to the proposal not meeting final design standards and the cost is not sufficient. **Mr. Bubala seconded the motion. All favored, motion carried.** Mr. Ryfa asked that in the future this item is listed as preliminary approval so the item can be discussed before vote. Mr. Ballah agreed the item should be open for discussion.

NEW BUSINESS

Item #1 QRC Valve Distributors, LLC; 1114 E Main St. Requesting a Change of Use to open a Valve Distribution site.

Mr. Jason Bolin and Ms. Ashley Carden appeared on behalf of QRC Valve Distributors. Mr. Bolin stated the company works with direct distribution and other resell business, including service companies to fulfill end-user MRO requirements. QRC does not sell directly to end-users, EPC Firms, or fabricators. QRC has 6 additional locations, making Griffith #7 to better serve the Midwest market. To start there will be 3 employees (branch manager, inside sales, and warehouse coordinator), with potential to grow. The location was previously occupied by Perfect Home Services. Mr. Ballah asked if there will be walk-in customers. Mr. Bolin stated there will not. Occasionally a customer will walk through the facility, but that would not be a frequent occurrence. Orders are booked and shipped within 7 days. Mr. Ballah asked if the proposed opening date is February 1, 2024. Mr. Bolin stated that was correct. Mr. Bubala asked if there will be any outdoor storage. Mr. Bolin stated there will not. **Mr. Marker made a motion** granting a Change of Use to QRC Valve Distributors, LLC; 1114 E Main St. to open a Valve Distribution site. **Motion was seconded by Mr. Stassin. All favored, motion carried.**

Item #2 X13 Apparel & Collectibles; 110 N Broad St. Requesting a Change of Use to open a retail store.

Ms. Christy Sarr appeared before the Commission. Ms. Sarr stated she would like to open a custom screen print and collectibles store. They have outgrown their current location in Chesterton. Custom hats, koozie's and shirts will be made and sold at this location along with higher end collectible toys. Mr. Ballah asked how many employees there will be. Ms. Sarr stated there will be 2-3. Mr. Ballah stated parking is not an issue due to the downtown location. Mr. Ballah asked what the hours will be. Ms. Sarr stated she intends to be open 5 days a week 10AM-6PM. Mr. Ballah asked when the store will be open. Ms. Sarr stated she would like to open March 1st. Mr. Stassin asked if they print for athletic teams/high school sports gear. Ms.

Sarr stated she does not. The customer base is small private groups. Mr. Stassin asked if she would be competing with Varsity Sports located down the street. Ms. Sarr stated she would not. *Mr. Ryfa made a motion* granting Change of Use to X13 Apparel & Collectibles; 110 N Broad St. to open a retail store. *Motion was seconded by Mr. Bubala. All favored, motion carried.*

COMMUNICATIONS

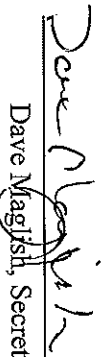
None.

BILLS AND EXPENDITURES

Mr. Bubala made a motion to approve a claim for meeting minute preparation for the meeting held November 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 7:19p.m.



Dave Maglish, Secretary



Norma E Diaz, Recording Secretary