

Town of Griffith  
Plan Commission  
February 16, 2016

The February 16, 2016 Plan Commission meeting was called to order at 7:07 p.m. by Larry Ballah with members Rob Bubala, Rick Ryfa, Ken Ruesken Stan Dobosz and Dave Maglish. Also present was Town Attorney Bob Schwerd, Director of Public Works Rick Konopasek, and Town Council Member Tony Hobson.

Minutes from the December 9, 2015 meeting were approved as written.

**Election of Officers**

Rick Ryfa nominated Larry Ballah for President, seconded by Stan Dobosz. All in favor, motion carried. Rick Ryfa nominated Stan Dobosz for Vice President, seconded by Ken Ruesken. All in favor, motion carried. Rick Ryfa nominated Rob Bubala for Secretary, seconded by Dave Maglish. All in favor, motion carried.

**OLD BUSINESS**

**Item #1 Komark Development, Inc. Public Hearing for a 82 lot PUD (Phase III).**

Mr. Ballah opened up the Public Hearing. Don Torrenga presented the master plan for Turnberry of Trail Creek. Komark's intention is to continue unit 3, renamed as Turnberry of Trail Creek. Komark is requesting approval for the first 32 lots. Attorney Schwerd confirmed all mailing and publications are in order. Mr. Ballah opened the floor to residents.

**Dan Williams, 1225 Thistle, Griffith, Indiana.** Mr. Williams questioned the number of entrances and exits that will be available. He is also concerned about the construction traffic with currently only one entrance/exit available. Mr. Torrenga explained that there are proposed future entrance/exits to east and north. There are plans to extend Avenue H to the new entrance. Mr. Kovich responded that with only requesting permission for 32 lots, the issue with construction traffic will only affect approximately 220' of road.

**Daryl Granbois, 1240 Sawgrass, Griffith, Indiana.** Mr. Granbois is concerned that the construction equipment will tear up the roads. He said that Thistle and Sawgrass are both in terrible condition and he is worried the construction traffic will make them worse. He questioned if permission has been granted to pass over the trail and pipelines. Other issues of concern is low water volume and sewer capacity. Mr. Kovich explained that the lift station has enough capacity for the 82 additional lots. Mr. Ryfa explained that the water issue has been addresses and the water lines will be looped, which will help with the pressure issue. Mr. Ryfa assured Mr. Granbois that the lift station is large enough to accommodate Phase III. Mr. Ballah told Mr. Granbois that Mr. Kovich has been working with NIPSCO regarding the pipelines.

**Joe Kras, 1215 Sawgrass, Griffith, Indiana.** Mr. Kraas is worried that the construction traffic will ruin the road. He would like to see another coat of asphalt put down. Mr. Kovich said the final coats of asphalt are down in both Phase I and Phase II.

**Marilynn Glinski, 1187 Sawgrass, Griffith, Indiana.** Mrs. Glinski questioned Mr. Kovich about the previous contractors working with no safety equipment, littering the neighborhood, and urinating in plain sight. She then asked why it will be named Turnberry. Mr. Kovich answered that there will be different contractors working in Phase III. Providence will be the building contractor and Komark is the developer. Mr. Kovich said there will be a project manager to oversee all building. The change of name is due to the larger lots and larger homes with basements. Mrs. Glinski asked why there are no speed limit signs in the subdivision and Mr. Ryfa will defer that question to the Police Department, however, most residential neighborhoods do not have speed limit signs.

**Enda West, 536 Clover, Griffith, Indiana.** Mrs. West asked why there were no construction dumpsters or no portable toilets. Mr. Kovich explained that it would be the responsibility of the project manager to order dumpsters and portable toilets.

**Jason Orton, 1233 Thistle, Griffith, Indiana.** Mr. Orton is concerned with the safety where Trail Creek intersects with the bike path. Mr. Torrenga said typical bike path stop signs will be installed.

**Marilyn Glinski, 1187 Sawgrass, Griffith, Indiana.** Mrs. Glinski asked how far into the future will additional entrance/exits be developed. Mr. Kovich told her that it depends on how fast the homes sell.

**Daryl Granbois, 1240 Sawgrass, Griffith, Indiana.** Mr. Granbois said that a temporary solution to the construction traffic would be to use matting and barricades at the Avenue H & Fairbanks entrance/exit.

**Dan Beneturski, 537 Clover Lane, Griffith, Indiana.** Mr. Beneturski questioned how a subdivision can be allowed with only one entrance/exit. Mr. Kovich said that there is an emergency exit in Phase II that was built to handle a fire truck. Mr. Beneturski then questioned the allowed maximum weight on the bridge over Turkey Creek. Mr. Konopasek said the maximum allowed is 10 tons. Mr. Konopasek informed the residents that the bridge over Turkey Creek is scheduled for repairs this summer.

Mr. Ballah received letters from Marilyn Glinski and Barbara Tomco voicing their concerns on raw sewage, proper drainage, entrance/exits, driving over the pipeline and the contractors. Mr. Ryfa assured them that all matters will be addressed. Mrs. Kalinski asked why the trash laying along the roadside is not cleaned up. Mr. Kovich informed her that the area is maintained by Lake County and not the Town of Griffith.

**Andy Hoffman, Bible Baptist Church.** Mr. Hoffman asked for the proposed timeline for the Avenue H expansion. Mr. Kovich explained that at this time, he is only asking permission for 32 lots, with no additional entrance/exit.

There being no further comments, Mr. Ballah closed the Public Hearing at 7:50 p.m.

Mr. Konopasek submitted to the Plan Commission comments from town engineer, Butler, Fairman and Seufert and from the Public Works Department. The petitioner requested a copy of the comments, Mr. Ryfa denied the request.

Mr. Torrenga questioned if Butler, Fairman and Seufert is working on the extension of the South Arbogast and Avenue H intersection. Mr. Ryfa said there is another firm looking into the extension. Mr. Ryfa will be checking the emergency exit and look into temporary entrance/exit.

Mr. Kovich requested a preliminary vote, so he can submit the sewer design to IDEM. Mr. Ryfa suggested holding a special meeting on Tuesday, February 16<sup>th</sup>, 2016, which will allow the Plan Commission time to consult with Butler, Fairman and Seufert. Mr. Ryfa will set a staff meeting before Tuesday, February 16<sup>th</sup> to clear up issues. ***Mr. Maglish motioned to continue preliminary approval to Tuesday, February 16<sup>th</sup>, seconded by Mr. Dobosz. All in favor, motion carried.***

#### **BILLS AND EXPENDITURES**

***Mr. Maglish made a motion*** to approve a claim for the meeting held December 9, 2015 in the amount of \$65.00 ***seconded by Mr. Bubala. All in favor, motion carried.***

#### **ADJOURNMENT**

There being no further business before the Plan Commission a motion was made to adjourn the meeting. All in favor, motion carried. Meeting was adjourned at 7:58 p.m.

Respectfully Submitted

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Rob Bubala, Secretary

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Tricia Kistler, Recording Secretary

