

Town of Griffith
Plan Commission
June 17, 2024

The June 17, 2024, Plan Commission meeting was called to order at 7:00 p.m. by Member; Larry Stassin, with other members, Dave Maglish, Rick Ryfa and Dan Blount. Also present was Attorney Bob Schwerd and Plan Commission Engineer, Jake Dammarell. Absent were members Larry Ballah, Robert Bubala and Jim Marker.

Minutes from the May 20, 2024, 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 has requested a continuance to the July 15, 2024. **Mr. Maglish made a motion** to continue Indi Homes 200 LLC to the July 15, 2024, meeting. **Motion was seconded by Mr. Blount. All favored, motion carried.**

Item #2 Westpark Development, Inc.: Turnberry Rd. & Glasgow Dr. Acceptance of Irrevocable Letter of Credit for release of the bond for Turnberry 2. Petitioner has requested a continuance to the July 15, 2024 meeting. **Mr. Maglish made a motion** to continue Indi Homes 200 LLC to the July 15, 2024, meeting. **Motion was seconded by Mr. Blount. All favored, motion carried.**

Item #3 Don Zuidema: 87 South Rensselaer aka 45-11-02-129-010.000-006. Request to rezone to B4. Property is currently zoned R2. Public Hearing is closed. Petitioner has requested a continuance to the July 15, 2024 meeting. **Mr. Maglish made a motion** to continue Indi Homes 200 LLC to the July 15, 2024, meeting. **Motion was seconded by Mr. Blount. All favored, motion carried.**

NEW BUSINESS

Item #1 EA Safes LLC: by Eric Andree: 140 S. Broad St., Requesting permission for a Change of Use to open a Liberty Safe Store. Property is zoned B3: General Business. EA Safe's; Eric Andree appeared before the Commission stating that once Blythe's store closed, Mr. Andree purchased all heavy equipment, accessories and safes. Andree stated that he sold the remaining safes from Blythe's from his residence. He added that he was approved for "Liberty Status" through Liberty Gun Safes. The closest Liberty Status stores are near O'Hare Airport and Elkhart, Indiana. EA Safes plans to have 20-30 safes in stock, at one time, and Mr. Andree will personally deliver each safe to the homeowner. EA Safe's will likely be open 3-4 days a week; most sales will be made online. Mr. Dammarell advised that there will be no parking concerns due to the business being downtown. The back alley will be used for offloading safes with his forklift. Forklift will not always be on site as it will be stored at Mr. Andree's residence **Mr. Blount motion** a Change of Use to EA Safes LLC; by Eric Andree of 140 S. Broad St., **seconded by Mr. Maglish. All favored, motion carried.**

Item #2 Triple Libra Tattoo: by Alicia Rosignol: 1065 E. Ridge Rd. (1105 E. Ridge Rd.) Requesting permission for Change of Use to open a tattoo shop. Property is zoned B3: General Business. This business is relocating from 140 S. Broad St. This item was removed from the agenda, as it is going through the Board of Zoning Appeals process. Mr. Schwerd said this was acceptable.

Item #3 Billy Hasse for Griffith Public School: 801 W. Pine St. Preliminary Site Plan Review to install fuel tank pad for school buses. No one representing Griffith Public School or Hasse Construction were present to discuss this matter. Mr. Ryfa stated we cannot act without any person representing this item. Mr. Schwerd said a shortlist of comments were sent to all people involved. Mr. Schwerd left it to the board to choose to move forward or grant a preliminary site plan approval. Mr. Dammarell advised that by moving forward with the Preliminary Site Plan approval, it would help accommodate Griffith Public School for the beginning of the school year. Mr. Stassin commented that a Preliminary Site Plan approval is subject to conditions set forth in correspondence of June 14, 2024, contingent on BFS review to Hasse Construction. **Mr. Maglish made a motion** to grant Preliminary Site Plan approval, providing Hasse Construction and Griffith Public School take care of any outstanding issues. **Motion was seconded by Mr. Blount. All favored, motion carried.**

COMMUNICATIONS

None

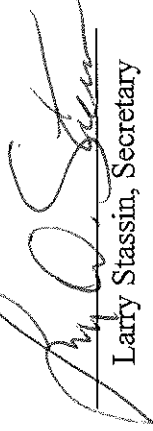
BILLS AND EXPENDITURES

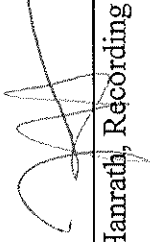
Mr. Maglish made a motion to approve a claim for the meeting held June 20, 2024, in the amount of \$65.00 seconded by Mr. Blount. All favored, motion carried.

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 7:11 p.m.

Respectfully Submitted


Larry Stassin, Secretary



Tricia Hanrath, Recording Secretary