

The February 18, 2025, Plan Commission meeting was called to order at 7:01 p.m. Chairman Larry Ballah, with members Rob Bubala, Larry Stassin, Rick Ryfa, Dan Blount. Also present was Attorney Bob Schwerd, Engineer, Jake Dammarell. Absent were members, Dave Maglish and Jim Marker.

Minutes from the January 20, 2025, meeting were approved as written.

Mr. Ryfa made a motion to amend the agenda to add Flavorful Imports for Change of Use to New Business Item #2. **Motion seconded by Mr. Bubala. All favored, motion carried.**

OLD BUSINESS

Item #1 Indi Homes 200 LLC; 1001 E 40th Pl., Rezone property from R2 to R3 to build townhomes; MOU conditions continued. Mr. Ryfa made a motion for the Commissioner to send a letter to the Petitioner to give him (30) days to withdrawal pursuant to the following rules; petitioner shall not be placed on the docket for consideration within a period of (6) months after the date of the withdrawal. If petitioner is not prepared for the March 17th Plan Commission he will be removed from the agenda and will not be placed on the agenda for (12) months. **Motion was seconded by Mr. Blount. All favored, motion carried.** Mr. Ballah asked Attorney, Mr. Schwerd, to assist with a letter. Mr. Schwerd obliged.

Item #2 Precision Controls Systems, Inc., by Andrew Syrios; 405 E. Ridge Rd., Preliminary Site Plan Review to place temporary office trailers. Zoning is B3. Mr. Syrios appeared before the Commission. He said that they applied for temporary office trailers around Covid, but that didn't work out. Post-covid they did find rental space; however, they are out growing that office space. Mr. Syrios is looking to extend front area for parking and also to place a new office trailer at this location for (1) calendar year. Mr. Ballah asked how big the trailer would be and how the utilities would be ran. Mr. Syrios said he didn't know at this time how big the trailer would be and the utilities would be natural gas and electric. Mr. Syrios added that there would be a tank that would be emptied periodically for toilet use. Mr. Stassin asked what the extension of the parking lot would entail. Mr. Syrios said that the area in front of the facility would extend out into the grass area to continue around the east side using black top. Mr. Dammarell said that the drainage falls towards the railroad, thus it would need to be reviewed and would need to be pitched to the railroad, but some needs to be caught in a swale. Mr. Dammarell stated that there may need to be additional variances regarding the stone and the lot coverage, and a traffic plan would need to be developed. Mr. Ryfa asked how soon they were looking to get trailers placed. Mr. Syrios said approximately April. Mr. Syrios said he would have a more detailed drawing of parking lot, trailer size and a traffic flow plan by the next meeting. **Mr. Ryfa made a motion** to approve the Preliminary Site Plan. **Motion was seconded by Mr. Bubala. All favored, motion carried.**

Item #3 Griffith Public Schools, by Andrew Cunningham; 602 Raymond St., Final Site Plan Review for a natatorium. Mr. Cunningham appeared before the Commission. Mr. Cunningham stated that after an evaluation of the existing pool it would not be cost-effective for repairs. Mr. Cunningham said it would be more cost-effective to add a 14,000 square foot addition with a new pool. Existing electrical and water will already be in-place. Mr. Cunningham said that the Construction Design Release has been filed with the state of Indiana and the existing storm water inlets will be replaced. Mr. Ballah requested that any construction changes that happen on project are documented. **Mr. Bubala made a motion** to approve the Final Site Plan. **Motion was seconded by Mr. Stassin. All favored, motion carried.**

NEW BUSINESS

Item #1 Premier 1 Sheds; Tim Donnahue; 100 N. Colfax. Requesting permission for a Public Hearing on a Change of Use to run a retail shed business. Mr. Donnahue appeared before the Commission. Mr. Donnahue stated that he would build the sheds, onsite, at the owner's home. Mr. Donnahue said that the space he rents is only to store tools, ladders, truck and he has a small office to conduct paperwork. Mr. Donnahue said that customers design the sheds online, and he meets with the customers at their property. Mr. Ballah asked if he builds anything at his rental property. Mr. Donnahue said he constructs the sheds at the customer property only. **Mr. Stassin made a motion** to approve the Change of Use. **Motion was seconded by Mr. Bubala. All favored, motion carried.**

Item #2 Flavorful Imports LLC; Jacek Sitko; 501 E. Main St. Unit 3. Requesting permission for a Public Hearing on a Change of Use Variance to import and sell wholesale alcoholic beverages. Jacek Sitko appeared before the Commission. Mr. Sitko is wanting to use the warehouse to sell his beverages with his state license. Mr. Ballah said that the zoning would not be changing. Mr. Ryfa asked what the nature of the business was. Mr. Sitko said that he plans to import wines and distribute to local stores, this would not be a retail business, just wholesale. Mr. Ryfa asked what type of alcohol it would be. Mr. Sitko said it would be

wine only. *Mr. Bubala made a motion to approve the Change of Use. Motion was seconded by Mr. Blount. All favored, motion carried.*

COMMUNICATIONS

None

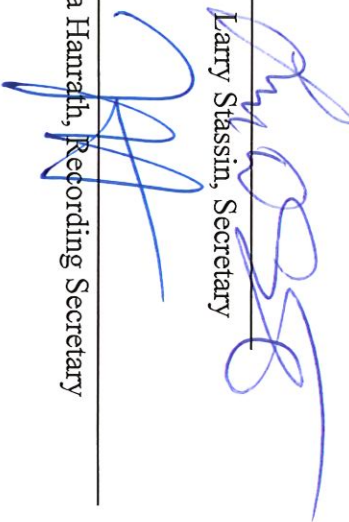
BILLS AND EXPENDITURES

Mr. Bubala made a motion to approve a claim for the meeting held January, 2025, in the amount of \$65.00 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 7:24 p.m.

Respectfully Submitted



Larry Stassin, Secretary



Tricia Hanrath, Recording Secretary