Town of Griffith
Plan Commission
May 19, 2025

The May 19, 2025, Plan Commission meeting was called to order at 7:04 p.m. by Chairman Larry Ballah, with members, Dave Maglish, Rick Ryfa, Dan Blount. Also present was Attorney Bob Schwerd, Engineer Jake Dammarell, Building Commissioner Veronica Horka. Absent were members, Jim Marker. Rob Bubala, Larry Stassin.

Minutes from the April 21, 2025, meeting were approved as written.

OLD BUSINESS
Item #1 Indi Homes 200 LLC; 1001 E 40th Pl., Preliminary Site Plan Review; MOU to build townhomes. Petitioner has requested a continuance due to an engineering delay. ***Mr. Maglish made a motion*** to grant a continuance to the June 16, 2025, meeting due to engineering. ***Motion was seconded by Mr. Blount. All favored, motion carried.*** Mr. Ballah requested that Building Commissioner inform the Petitioner of this decision.

Item #2 Town of Griffith; Requesting Permission to Advertise to rezone the 400 Block of N. Broad St. from PB zoning to B2 zoning. Petitioner has decided to pursue another location in town. Request to rezoning is not necessary. Mr. Ballah stated that this item has been dropped from the agenda.

NEW BUSINESS
Item #1 Westpark Development; Turnberry Phase 2. Preliminary Site Plan Review to allow infrastructure improvements (haul route, mass grading and site utilities) subject to receiving pipeline permits. Mr. Ballah asked the Commission if the Preliminary Site Plan Review has already taken place. Mr. Dammarell advised that a Preliminary Plat Review was approved in November 2023 and what we have before the board today is the Site Plan that is in line with the engineering design that has been approved by Westpark and their engineer, DVG. Mr. Dammarell stated that Westpark is looking for approval to begin hauling on the haul route, grading and the site utilities. Mr. Dammarell asked Mr. Kovich what his plan was to move forward. Mr. Kovich stated that he wanted to get approval of the construction plans to show the pipeline crew. Once that is done, Mr. Kovich stated that he could proceed (within 60) to start with mass grading. Mr. Kovich said he was having issues with access to the site, therefore he planned to use Austgen's property, off Reder Rd., and head south to bring in construction equipment for the mass grading, infrastructure equipment and other items. Once that is all complete, Mr. Kovich would come back for a final approval and proceed with sales. Dammarell stated that upon the Preliminary Site Plan approval and construction plans, there has been correspondence with BF&S, dated May 13, 2025 and a response from DVG on that same day. Mr. Dammarell said that the outstanding items were; provide development covenants and restrictions for review, permits approval from pipelines (Buckeye Partners, ANR Pipeline & Explorer Pipeline) and approval for tie in to Avenue H. Mr. Dammarell said the pipeline needs the Commissions approval to give Mr. Kovich permission to obtain permit and approval from the pipelines. Mr. Dammarell stated he would not recommend an approval without the permits in his possession. Mr. Kovich said that he did not intend on putting in the roadway until the pipelines allowed so. Mr. Kovich said that he planned on constructing an air bridge for the dirt work and bringing in equipment for the infrastructure. Mr. Dammarell stated that if Mr. Kovich could not connect Glasgow to Avenue H, it would change everything because that is secondary access; thus Mr. Kovich would need a permit to travel across those roads permanently because the roads are asphalt. Mr. Kovich stated he would need to get approval of construction plans, then a permit for crossing Glasgow over the pipelines, which could take up to (60) days. Mr. Kovich asked if he could bring in the mass grading equipment. Mr. Dammarell replied that it would be up to the Commission if he could bring in that equipment as that would be all at Mr. Kovich's risk. Mr. Kovich stated that if this is all contingent upon final approval, he could do the mass grading and if he appeared to get the final approval and did not have the permits there would not be a final approval. Mr. Dammarell advised Mr. Kovich that was correct. Mr. Maglish asked Mr. Kovich if he essentially wants to put in a temporary heavy haul road off Reder Rd. to stage material and equipment. Mr. Kovich replied, yes. Mr. Maglish asked if Mr. Kovich was asking the Commission for approval to give access off Reder Rd. to stage equipment and materials under the pretense that the Town of Griffith is still waiting for the permits. Mr. Kovich replied yes and that the final approval would be contingent upon getting the permits to cross over the pipelines. Mr. Dammarell stated that there is no reason for this access not to occur since everything is in good order and that it is at the developer's risk to start that process. Mr. Ryfa asked when Mr. Kovich was to put in sewers, water or roads. Mr. Kovich said that would not happen until September or October and that he wanted to get the permits before he installs the airbridge. Mr. Dammarell told the Commission that Mr. Kovich's option is to install all utility infrastructure, that would be in the Right-of-Way then the Town will inspect that process. Once it is approved and accepted, then it could go to the Final Plat Approval as there is no bonding needed. He also said that if Mr. Kovich plans to build in phases, bonding would be needed. Mr. Ryfa stated that worst case scenario would be if Mr. Kovich put in the infrastructure and building never starts, but there is infrastructure, would he still sell the lots. Mr. Kovich replied, yes. Mr. Dammarell said that there would not be any final approval and asked if he had a builder yet. Mr. Kovich replied, yes he has a builder. Mr. Schwerd said that if Mr. Kovich could not go over the

roads permanently or cross over the pipes, it could change the whole layout of the project and infrastructure may not be compatible, which would be a risk for the Final Site Plan approval. ***Mr. Ryfa made a motion*** granting Preliminary Site Plan Approval to allow infrastructure improvements (haul route, mass grading and site utilities). ***Motion was seconded by Mr. Maglish. All favored, motion carried.*** Mr. Ryfa stated that Mr. Kovich had permission to haul in whatever he needed to get the sewer and waterlines in. Mr. Dammarell said that with this approval he would like to see the haul route and do some investigation into the hauler and stated if there is any damage done or disruptions Mr. Kovich would need to repair. Mr. Dammarell said that Mr. Kovich would allow him to begin grading and bring in new material and equipment and install underground infrastructure within the subdivision.

Item #2 Donut Depot; 134 S. Broad St. by Elizabeth Pucher; Change of Use to open a bakery. Property is zoned B2. Ms. Pucher appeared before the Commission. Ms. Pucher stated the new proposed business is a bakery specializing in donuts. Ms. Pucher said she would open early morning and close early afternoon on weekdays and on weekends she would open at the same time, but close later. Ms. Pucher also advised there would be no dining in as it was more of a quick service pick up and that front parking lots would be available for short-term parking. Ms. Pucher said that she was unsure of signage at this point. Mr. Ryfa stated he would look into temporary parking, if necessary. Mr. Ryfa also said that Ms. Pucher should look into the Towns façade program. ***Mr. Maglish made a motion*** granting Change of Use to open a bakery. ***Motion was seconded by Mr. Blount. All favored, motion carried.***

COMMUNICATIONS

Amy Wilkening, Real Estate Broker, on behalf of Elia Parker of 843 N. Ernest Ave. appeared before the Board requesting a Legal Non-Conforming letter since the property is located in a PB Zoning District and Ms. Parker would like to sell her property. Mr. Ballah stated this letter would need to come from the Town Council. Mr. Ryfa asked if there was a lot of activity of people looking at the house. Ms. Wilkening stated there were people wanting to look, but since it would not be a quick sale, there have not. Mr. Ryfa asked Mr. Schwerd to draft a letter for May 20th Town Council meeting.

BILLS AND EXPENDITURES

Mr. Maglish made a motion to approve a claim for the meeting held April 21, 2025, 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 7:35 p.m.

Respectfully Submitted

Larry Stassin, Secretary

Tricia Hanrath, Recording Secretary