

Town of Griffith
Plan Commission
August 18, 2025

The August 18, 2025, Plan Commission meeting was called to order at 7:00 p.m. by Vice Chairman Rob Bubala with members, Dave Maglish,, Dan Blount, Larry Stassin. Also present was Attorney Bob Schwerd, Engineer Jake Ballah, Building Commissioner Veronica Horka. Absent were members, Jim Marker, Larry Ballah, Rick Ryfa.

Minutes from July 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.
Mr. Maglish made a motion to grant a continuance to the September 15, 2025, meeting due to engineering.
Motion was seconded by Mr. Stassin. All favored, motion carried.

Item #2 Westpark Development; Turnberry Phase 2 – Update.

Mr. Kovich appeared before the Commission to provide an update regarding infrastructure improvements (haul route, mass grading and site utilities). Mr. Kovich asked the Commission if this development needed to go through Town Council and Plan Commission. Mr. Schwerd replied that this will go through both Plan Commission and Town Council. Mr. Kovich stated that there is no longer access off Reder Rd. and that there has been a change in the number of loads due to the disruptions of traffic through the subdivision and his findings. Mr. Kovich said that in phase one of the project, the structures had basements and the spoils from basements were put on the property that he was seeking to develop. Due to that development, Mr. Kovich stated that it would lessen the number of semi loads from 1,100 to approximately 150 semi loads, which could be accessed (5) working days a week from 7:00am – 3:00pm. Mr. Kovich stated that he had an expert give a favorable report saying that dirt can be used which has reduced the number of loads. Mr. Maglish told Mr. Kovich that he is not in favor of this heavy haul route or development and asked who would maintain the roads. Mr. Kovich stated that a street sweeper would be used daily to pick up any debris. Mr. Maglish asked when the excavation would start, and Mr. Kovich replied within (2) weeks but the utilities would not be able to start for a few months. Mr. Kovich said that since there are no roads, once the (8) to (10) pieces of equipment are onsite they would stay onsite until the job is completed. Mr. Stassin asked what the plans were for the wear and tear of the roadways. Mr. Kovich stated that if there were any issues, he would take care of them. Mr. Maglish advised that should be in writing. Mr. Stassin asked if he had anything in writing regarding the number of loads. Mr. Kovich said yes and then handed the Commission a signed document regarding the number of loads that would occur. Mr. Ballah asked if there would be any site elevation changes due to load amount changes and if the material onsite was good material. Mr. Kovich replied, no elevation changes and the material was good to haul out. Mr. Maglish stated that utilities run through the bike trail and asked how deep the gas lines are. Mr. Kovich stated that there was a considerable amount of concrete that was put over the trail due to the anticipation of construction traffic. Mr. Stassin asked if this traffic would interrupt the school buses, and Mr. Kovich said that the trucks would avoid bus traffic. Mr. Blount asked if this was for mass excavation and Mr. Kovich replied, yes. Mr. Maglish made a motion to pass this development to the Town Council with a favorable decision, providing the Town Council agrees to this. Mr. Schwerd asked if this project was at a critical time and Mr. Kovich replied, yes. Mr. Maglish withdrew his previous motion to pass the development. Mr. Ballah stated that there is a problem with the secondary access which is required for all subdivisions. Mr. Maglish said that his concerns were for the homeowners regarding the confined area for access points. Mr. Kovich asked if he could request a separate meeting with Public Works, Excavating Contractor and Building Commissioner for recommendations to move forward. Mr. Schwerd recommended that the full Plan Commission panel consider what the Petitioner has presented and then vote on this item at the September 15, 2025, meeting. Mr. Schwerd said that Mr. Kovich could request a special Plan Commission meeting, and there would be a cost associated with that. **Mr. Stassin made a motion** to grant a continuance to September 15, 2025, for a full Plan Commission panel decision. **Motion was seconded by Mr. Maglish. All favored, motion carried.**

Item #3 Vennequity Lake Shore LLC, by Gary Warfel; Rensselaer Place. Final Approval to rezone the property from R2 to a PUD for the construction of 3 duplex homes and 1 quadplex home. **Mr. Stassin made a motion** to grant a continuance to the September 15, 2025, meeting due to engineering. **Motion was seconded by Mr. Blount. All favored, motion carried.** inform the Petitioner of this decision.

Item #4 Vennequity Lake Shore LLC, by Gary Warfel; Rensselaer Place. Final Approval on a 4-lot subdivision for the construction of 3 duplex homes and 1 quadplex home. **Mr. Stassin made a motion** to grant a continuance to the September 15, 2025, meeting due to engineering. **Motion was seconded by Mr. Blount. All favored, motion carried.**

NEW BUSINESS

Item #1 100 N Colfax LLC, by Jeff Austgen; Preliminary Site Plan Review for the construction of a new commercial office building. Kevin Coros, McMahon Architects Project Manager, appeared before the

Commission on behalf of Jeff Austgen. Mr. Coros stated that parking was the main concern at the Staff Plan Review. Mr. Stassin asked if there were any updated plans to look at. Mr. Coros stated that there are no significant changes that would produce any updates with new plans. Mr. Stassin asked what type of structure will be constructed. Mr. Coros replied that it will be a stick-built structure and would be a rental space, however, at this time there is not a potential renter. Mr. Coros also stated that the building would be built to suit as to who may rent this building and that parking should not be an issue. Mr. Ballah asked if there was a sanitary agreement in place, to which Mr. Coros replied, yes. Mr. Maglish asked if there were any issues with setbacks or if this was a hard surface area. Mr. Ballah replied that there were no setback issues and Mr. Coros said this was a hard surface area. Mr. Maglish asked if there would be any sidewalks and Mr. Coros said that the sidewalk would go up and down Colfax with new curb ramps with truncated domes. Mr. Maglish asked if this site would be tied to any other site. Mr. Austgen said that there would not be any ties at this time. *Mr. Stassin made a motion to grant Preliminary Site Plan Approval for the construction of a new commercial office building. Motion was seconded by Mr. Maglish. All favored, motion carried.*

Item #2 The Ross Group, 312 Woodlawn Ave., Preliminary Site Plan Review to review proposed site changes to the existing parking lot (landscape & stormwater). Lynn Goetz, The Ross Group, appeared before the Commission. Ms. Goetz stated that the project was to improve the outside of their site with landscaping, add site lighting, expand the parking lot with approximately (20) additional parking spaces with (7) truck spaces. Mr. Ballah asked if there would be an additional structure to catch storm water and discharge the water to the site detention pond. Ms. Goetz stated that there is an existing detention pond which will be widened on the south end and will increase capacity for the added pavement. Mr. Schwerd stated that there would need to be an agreement, in writing, with property owner regarding the detention pond and easement. Mr. Ballah asked if there were calculations for the storm water and parking lot to ensure that the project is not releasing water at a higher rate than what the pond could undertake. Ms. Goetz said that she did not have those calculations with her but would provide them. Mr. Ballah asked if there would be trailer parking plans regarding truck turning movements. Ms. Goetz said she would provide those as well. Mr. Blount asked when the project was going to start. Ms. Goetz stated that as soon as possible and during this current paving season. *Mr. Stassin made a motion to grant Preliminary Site Plan Approval for proposed site changes to the existing parking lot (landscape & stormwater), subject to the changes and requested information by the Town Engineer. Motion was seconded by Mr. Blount. All favored, motion carried.*

Item #3 Duneland Group, 305 W. Ridge Rd. by Charlie Ray, Preliminary Site Plan Review for the construction of an automotive service station. Charlie Ray, Duneland Group, appeared before the Commission and stated that this was a very preliminary review. Mr. Ray stated that the owner, Mr. Singh, is currently negotiating with property owner south to possibly obtain some of that land, which would mean some of the Board of Zoning Variances would not be needed. Mr. Ray stated that they want to replace existing gas station with new tanks, pumps and convenience store. Mr. Bubala asked if all other gas stations owned would mimic the gas station that is being proposed and Mr. Singh answered, yes. *Mr. Stassin made a motion to grant a continuance to the September 15, 2025, meeting due to negotiations to be held. Motion was seconded by Mr. Blount. All favored, motion carried.*

COMMUNICATIONS

None

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 7:40p.m.

Respectfully Submitted


Larry Stassin, Secretary

 Robert Bubala, Vice
chairman


Tricia Hanrahn, Recording Secretary