

Town of Griffith
Plan Commission
December 15, 2025

The December 15, 2025, Plan Commission meeting was called to order at 7:03 p.m. by Chairman Larry Ballah, with members, Rob Bubala, Dan Blount, Rick Ryfa, and Larry Stassin. Also present was Attorney Bob Schwerd and Building Commissioner Veronica Horka. Absent were members Dave Maglish, Jim Marker, and Engineer Jake Dammarell.

Minutes from October 20, 2025, meeting were approved as written.

OLD BUSINESS

Item #1 Indi Homes 200 LLC: 1001 E 40th Pl. Preliminary Site Plan Review to build townhomes. Torrenge Engineering has requested a continuance. ***Mr. Bubala made a motion*** to grant a continuance to the January 19, 2026, meeting. ***Motion was seconded by Mr. Blount. All favored, motion carried.***

Item #2 Westpark Development; Turnberry Phase 2.

Mr. Kovich appeared before the Commission stating all items noted at the October meeting have been addressed. The truck route has been submitted, and the Irrevocable Letter of Credit has been established. The school bus schedules will be taken into consideration to avoid conflict. The SWPPP has been submitted. The Town will take responsibility to record the current road conditions before construction begins. There will be a street cleaner regularly. Mr. Kovich stated work will not begin until the Spring of 2026 and asked if he will be required to come back for additional approvals. Mr. Ballah asked if Final Site Plan had been granted. Mr. Ryfa asked if a traffic plan had been submitted. Mr. Kovich stated he can provide a summary/review in writing of the traffic plan. Mr. Ryfa added that temporary road closures should be included. Attorney Schwerd stated a final Letter of Credit must be submitted for review. Mr. Kovich understood.

Item #3 Vennequity Lake Shore LLC. by Gary Warfel; Rensselaer Place. Final approval of engineering.

Torrenge Engineering has requested a continuance. ***Mr. Stassin made a motion*** to grant a continuance to the January 19, 2026, meeting. ***Motion was seconded by Mr. Bubala. All favored, motion carried.***

Item #4 Mance Consulting, LLC/Greg Mance, 200 Ave B. Final approval of engineering.

Torrenge Engineering has requested a continuance. ***Mr. Bubala made a motion*** to grant a continuance to the January 19, 2026, meeting. ***Motion was seconded by Mr. Stassin. All favored, motion carried.***

NEW BUSINESS

None.

COMMUNICATIONS

Item #1 Findings of Fact for Mance Consulting, LLC/Greg Mance; Rezoning 200 W Avenue B.

Mr. Bubala read aloud the Findings of Fact (see attached). ***Mr. Bubala made a motion*** to accept the Findings of Fact for Mance Consulting, LLC/Greg Mance; Rezoning of 200 W Avenue B. ***Motion was seconded by Mr. Stassin. All favored, motion carried.***

Item #2 Mr. Keith Foutz; Calumet Christian School; 826 N Harvey Ave. Discussion regarding a two-year extension on the placement of existing modular classrooms. Original Site Plan Approval granted 08/16/2021.

Mr. Keith Foutz appeared before the Commission representing Calumet Christian School. Mr. Foutz stated the school is requesting a two-year extension for the placement of their modular classrooms. The extension is needed because the school's Pastor has resigned and the architect was incapacitated. The Church is actively looking for a new Pastor, and their architect is now able to continue working on the project. Two years should allow enough time. Mr. Ryfa asked if an extension until 08/31/2027 would be enough. Mr. Foutz stated it would. ***Mr. Ryfa made a motion*** granting a two-year extension (08/31/2027) for the placement of existing modular classrooms. ***Motion was seconded by Mr. Bubala. 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 7:22 p.m.

Respectfully Submitted



Larry Stassin, Secretary-  Robert Bubala



Veronica L. Horka, Building Commissioner

TOWN OF GRIFFITH PLAN COMMISSION

REQUEST BY PETITIONER MANCE CONSULTING, LLC TO CHANGE THE ZONING FOR THE PROPERTY HE IS DEVELOPING AT 200 W. AVENUE B FROM OS OPEN SPACE TO L-1 LIGHT INDUSTRIAL.

1. On October 20, 2025, a Public Hearing on Petition Number 2025-002 filed by Petitioner, Mance Consulting, LLC, the developer of the property located at 200 W. Avenue B requesting that the property be rezoned from OS Open Space to L-1 Light Industrial was held.

The property is more particularly described as follows:

Part of the Northwest Quarter of the Northwest Quarter of Section 2, Township 35 North, Range 9 West of the Second Principal Meridian being 394.53 feet x 274.30 feet x 312.20 feet x 259.45 feet containing 2.025 acres more or less, all in the Town of Griffith, Lake County, Indiana.

Commonly known as: 200 W. Avenue B

2. Upon being informed by the Plan Commission Attorney that all required legal notices were in order the Chairman opened the Public Comment portion of the Public Hearing.
3. Don Torrenga, of Torrenga Engineering, appeared before the Commission on behalf of Mance Consulting, LLC. A question was raised by the commission as to whether the Petitioner had authority to speak on behalf and if said authorization has been submitted. Mr. Torrenga said the Petitioner had the property under contract.(note: a written authorization has since been submitted).Petitioner in its Application to Rezone stated that it wanted to develop the property, consisting of approximately 2.133 acres located in the area bounded by EJ&E Railroad to the North, Town of Griffith Water Department parcel to the West. Marathon Petroleum pipeline to the South and vacant land to the East. The Petition intends to develop the land to be used as a secure recreational vehicle storage facility and build a pole barn on the property to be used as a business office as well as premium storage for his renters. Mr. George Tagler: 425 S Griffith Blvd. spoke against the proposed rezoning and had concerns about light pollution and neighborhood safety, nor does he want to look at RVs from his back yard. Mr. Shutz: 114 Ave, B raised the same issues. Mr. Carl Gora: 120 W Ave. B asked about a fence and said he was against the rezoning for the same reasons stated by the previous remonstrators. Mr. Torrenga addressed the questions asked by the remonstrators as well as questions from the Commissioners.

4. There being no further remonstrators either for or against the Chairman closed the Public Comment portion of the Public Hearing.

EXHIBIT A

5. To obtain a zoning change the Petitioners are required under the Town of Griffith Zoning.

Ordinance and the Indiana Code §36-7-4-603, to demonstrate the following:

- a. The request is consistent with the comprehensive plan.
- b. The current conditions and the character of current structures and uses in each district will be maintained because the structures have been built or will be built to applicable standards.
- c. The zoning change for this property does contain the most desirable uses for which the land can be adapted because the redevelopment of the property should not negatively impact on the surrounding residential uses.
- d. The proposed zoning change will preserve the conservation of property values throughout the Town because the land will be developed to current standards and will be in active use; and
- e. The change in zoning of the property is more compatible with the surrounding properties and reflects responsible growth and development.

6. Mr. Ryfa made a motion that a favorable Recommendation be made to the Town Council to grant Mance Consulting, LLC, Petition to rezone the Property from OS Open Space to L1 Light Industrial. The Motion was seconded by Mr. Ballah. A vote was taken; Mr. Maglish voted against the recommendation; Mr. Marker abstained from voting. Mr. Ballah, Mr. Ryfa, Mr. Bubala and Mr. Stassin voted in favor of the recommendation. Motion carried.

The Plan Commission then made the following Findings:

- a. The proposed change is in conformance with the general intent of the comprehensive master plan. It was never the intention of the Town to leave the property OS Open Space forever, as that would not be in the Town's interest. The Comprehensive Plan provides for the orderly development of the Town, which the proposed development would do.
- b. An amendment to the requirements of Chapter 86 of the Zoning Ordinance is warranted by the fact that there is little chance for residential development due to the location of the property next to the railroad, and between a pipeline and Town of Griffith Water Department. The overall conditions and character and use of the property surrounding the proposed development will be maintained. Further, rezoning the property would bring tax dollars to the Town to the benefit of all residents.
- c. The use proposed will not be detrimental to present and potential surrounding usages and reflects responsible growth and development thereby being a benefit to the Town by bringing in tax revenues and giving citizens a location to store RVs.
- d. The rezoning contributes to the growth and vitality of the Town while conserving the property values of the surrounding property. The property development will be done in accordance with the Town's landscape ordinance to preserve the adjacent property values.

- e. be done in accordance with the Town's landscape ordinance to preserve the adjacent property values.
The change in zoning of the property is more compatible with the surrounding properties than previously suggested developments and reflects responsible growth and development.

These Findings of Fact are approved and adopted this 15th day of December, 2025.

TOWN OF GRIFFITH
PLAN COMMISSION



President/Chairman, Larry Ballah

