Town of Griffith
Plan Commission
February 16, 2026
7:00 pm

The February 16,2026, Plan Commission Meeting was called to order at 7:00pm by Rob Bubala, with members Dave Maglish, Larry Ballah, Jim Marker, Larry Stassin, and Rick Ryfa. Also present was Attorney Bob Schwerd, Engineer, Jake Dammarell, and Building Commissioner Veronica Horka. Absent was member Dan Blount.

Minutes from January 19,2026, meetings were approved as written.

OLD BUSINESS
Item #1 Indi Homes 200 LLC: 1001 E 40th Pl., Preliminary Site Plan Review to build townhomes.
Petitioner has requested a continuance to the March 16, 2026, meeting. **Mr. Marker made a motion to grant a continuance** to the March 16,2026, meeting. **Motion was seconded by Mr. Ballah. All favored, motion carried.**

Item #2 Westpark Development: Turnberry Phase 2.
Petitioner has requested to be removed from the agenda. **Mr. Marker made a motion to remove** Westpark Development: Turnberry Phase 2 from the agenda. **Motion was seconded by Mr. Stassin. All favored, motion carried.**

Item #3 Vennequity Lake Shore LLC. by Gary Warfel: Rensselaer Place. Final Approval of engineering.
Petitioner has requested a continuance to the March 16, 2026, meeting. **Mr. Marker made a motion to grant a continuance** to the March 16,2026, meeting. **Motion was seconded by Mr. Ballah. All favored, motion carried.**

Item #4 Mance Consulting, LLC/Greg Mance: 200 W Avenue B. Final Approval of engineering.
Petitioner has requested a continuance to the February 16, 2026, meeting.
Mr. Marker made a motion to grant a continuance to the March 16, 2026, meeting. **Motion was seconded by Mr. Ballah. All favored, motion carried.**

Item #5 Creekside Outdoor Living. 1007 Reder Rd. A Public Hearing on a 1-lot subdivision. Property is zoned I1; Light Industrial.
Mr. Ryan Torringa appeared before the Commission on behalf of Creekside Outdoor Living. Mr. Bubala asked if the mailings and notices were in order for the public hearing. Attorney Schwerd stated the petitioner has provided substantial compliance. Mr. Bubala then opened the public hearing. Mr. Torringa stated they received the items from Mr. Dammarell on Friday and that there will be no issues addressing the required corrections. Mr. Dammarell stated the detention pond, soil control, and detention capacity are the primary concerns and indicated they need to wait for county plans and redesign to make sure it will work. Mr. Bubala closed the public hearing. **Mr. Ryfa maked a motion** to approve Creekside Outdoor Living, 1007 Reder Rd one- lot subdivision. **Motion seconded by Mr. Ballah. All favored, motion carried.**

Item #6 Creekside Outdoor Living. 1007 Reder Rd. Final Site Plan to construct a 10,000 sq. ft. warehouse building.
Ryan Torringa appeared before the Commission on behalf of Creekside Outdoor Living. Mr. Dammarell stated that a primary concern is the septic and drainage system. Mr. Dammarell asked if there will be maintenance involving fluids that would be performed in the warehouse and if interior drains would then be required. Mr. Torringa stated he was unsure and would consult with the owner of Creekside Outdoor Living for clarification. Mr. Ryfa asked when they will have the plans back from county, Mr. Torringa is unsure but is working to obtain them. Mr. Stassin and Mr. Ryfa both stated they will need to see more plans. **Mr. Stassin made a motion** to continue Creekside Outdoor Living, 1007 Reder Rd. Final Site Plan to construct a 10,000 sp ft warehouse building for the March 15,2026, meeting. **Motion was seconded by Mr. Marker. All favored, motion carried.**

New Business
Item #1 Don Zuidema: 87 South Rensselaer aka 45-11-02-129-010.000-006 Requesting permission to hold a Public Hearing on a 1-lot subdivision. Property was rezoned to B2: Central Business on October 21,2024.
Don Zuidema appeared before the Commission. Mr. Zuidema stated that he has signed a purchase agreement for the property at 117 South Rensselaer Street that is contingent on town approval. Mr. Zuidema stated that he would like to combine the two lots. **Mr.Maglish granted permission** for Mr. Zuidema to hold a Public Hearing. **Motion seconded by Mr. Stassin. All favored, motion carried.**

Item #2 Don Zuidema: 87 South Rensselaer aka 45-11-02-129-010.000-006 Preliminary Site Plan Review for a 2,000 sq. ft. office building.

Don Zuidema stated he would like to build an office and warehouse on his property. He stated that the house at 117 South Rensselaer would be demolished and he would build the warehouse and office to the north. Mr. Dammarell told Mr. Zuidema he would need site plans for review. **Mr. Bubala made a motion to continue** Don Zuidema: 87 South Rensselaer aka 45-11-02-129-010.000-006 Preliminary Site Plan Review for a 2,000 sq. ft. office building. **Motion was seconded by Mr. Ballah. All favored, motion carried.**

Item #3 Fifty24 Craft Co., 112 E Ridge Rd., Unit C by Dara Campbell. Requesting a Change of Use to open a DIY craft studio. Property is zoned BS: General Business.

Ms. Dara Campbell appeared before the Commission. Ms. Campbell stated she would like to open a DIY studio. This business would include painting, candle making, and body care that would be instructor led. Mr. Marker asked Ms. Campbell if alcohol would be allowed and how many people there would be at a time, she stated that it would be bring your own alcohol (BYOB), limiting the amount of people per class from one to twenty-four people per for one instructor. Mr. Stassin asked if this will be appointment only, she stated it will be open for walk-ins and appointments. The hours would be afternoon to ten o'clock. Mr. Stassin asked Ms. Campbell if this is her first business, she stated it is. Attorney Schwerd stated a variance will be required due to the B3 zoning. Mr. Ryfa told Ms. Campbell she will need to do research on Indiana state laws on the requirements for there to be alcohol for the special events, a temporary permit may be needed or caterer license.Mr. Ballah asked if the alcohol will be limited, she stated she would like to only have alcohol for special events and would limit it to one bottle of wine per two people. Ms. Campbell stated she will have customers sign a contract with terms and conditions before any events. Mr. Ryfa asked if there would be music, she said only for special events, and it would not be loud enough to hear outside. Mr. Stassin asked about staff and parking, she stated there will be two to three employees and does not think parking will be an issue do to her business hours and there being multiple units vacant. Mr. Dammarell stated parking could be a potential issue. Mr. Dammarell also asked about the bathrooms, she stated there is one ADA compliant restroom. **Mr. Ryfa made a motion to approve** the change of use to Dara Campbell, 112 E Ridge Rd, Unit C, contingent upon an approved use variance through the BZA unless documentation is presented. **Motion was seconded by Mr. Stassin. 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 7:30p.m.

Respectfully submitted

Larry Stassin, Secretary

Taylor Hill

Taylor Hill, Recording Secretary