

Town of Griffith
Plan Commission
May 18, 2026
7:00 pm

The May 18, 2026 Plan Commission meeting was called to order at 7:01pm by Rob Bubala, with member Dave Maglish, Larry Stassin, Jim Marker, Dan Blount, and Rick Ryfa. Also present was Attorney Bob Schwerd, Engineer, Jacob Ballah, and Building Commissioner Veronica Horka. Absent were members Larry Stassin and Jim Marker.

Minutes from April 20, 2026, meetings were approved as written.

OLD BUSINESS

Item #1 Indi Homes 200 LLC; 40TH and Colfax Addition. A public hearing to subdivide the property for the construction of five (5) single-family homes. Property is zoned R2; Single-Family Residential.

Mr. Bubala asked Mr. Schwerd if all paperwork was in order for the Public Hearing, and he agreed that all required documents had been submitted. Mr. Don Torrennga appeared before the Commission on behalf of Indi Homes LLC. At the previous meeting, the proposed subdivision consisted of seven lots; however, the plan has now been revised to five lots, all facing 40th Place. Mr. Torrennga stated that all utilities are in order. The water main located across the property is underneath the sidewalk, and a section of the sidewalk will need to be removed for access. The detention pond has not been reduced in size and remains sized appropriately for the original seven-lot development. Mr. Bubala opened the Public Hearing. Mike Woroz spoke in opposition to the Indi Homes project. He stated that he has lived in the area for 46 years and expressed concerns regarding flooding on the property. He reiterated his previous opinion that a pump station may be necessary due to flooding issues. His primary concern was where the excess water would drain and whether neighboring properties would experience flooding. Mr. Bubala stated that the engineers have reviewed the flooding concerns and determined that it should not be an issue. Mr. Torrennga explained that the detention pond would be 12 to 18 inches below ground level and would drain toward the lowest corner on the southwest side of the property. He also stated that the homes would be constructed approximately one and a half feet above grade. Immediately south of the property is an existing wetland area. Mr. Ryfa asked whether there were any storm sewers into which the water would drain. Mr. Torrennga responded that there are no nearby storm sewers and that the nearest drain is located at the next street intersection. Austin Jackson stated that he owns property across the street on the Gary side and asked questions regarding the possibility of tying into the water main. Mr. Ryfa responded that this would be a question for the Town Council and advised him to send an email to the Town for further information. Additional discussion took place between Mr. Torrennga and Mr. Woroz regarding the detention pond and water drainage concerns. Mr. Bubala then closed the Public Hearing. **Mr. Ryfa made a motion granting permission to Indi Homes LLC; 40TH and Colfax Addition to subdivide the property for the construction of 5 single-family homes. Property is zoned R2; Single – Family Residential. The motion was seconded by Mr. Stassin. All favored, motion carried.**

Item #2 Indi Homes LLC; 40TH and Colfax Addition. Preliminary Site Plan review to construct five (5) single-family homes. Mr. Torrennga appeared before the Commission on behalf of Indi Homes LLC. Mr. Torrennga stated that Nathan Vis, attorney for Mr. Patrinos, was preparing the HOA documents, which each homeowner would be required to accept. Mr. Bubala asked if the agreement included maintenance responsibilities for the sanitary sewers, and Mr. Torrennga responded that it did. Mr. Ryfa stated that most of the items under consideration had already been discussed during the Public Hearing. **Mr. Stassin made a motion to approve the preliminary site plan review. The motion was seconded by Mr. Blount. All favored, motion carried. Mr. Ryfa made a motion to suspend the rules. The motion was seconded by Mr. Stassin. Mr. Bubala in favor, Mr. Ryfa, in favor, Mr. Blount, in favor, Mr. Maglish, in favor, Mr. Stassin, in favor. All favored, motion carried. Mr. Ryfa then made a motion to grant final site plan approval contingent upon the HOA documents being submitted to the Town Attorney for review, along with addressing any additional concerns regarding a potential lift station and the retention pond. The motion was seconded by Mr. Stassin. All favored, motion carried.**

Item #3 Venneguity Lake Shore LLC, by Gary Warfel; Rensselaer Place. Final Approval of engineering.

Petitioner has requested a continuance to the June 15, 2026, meeting. **Mr. Maglish made a motion to grant a continuance to the June 16, 2026, meeting. Motion was seconded by Mr. Blount. 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 June 16, 2026, meeting. **Mr. Ryfa made a motion to grant a continuance to the June 16, 2026, meeting. Motion was seconded by Mr. Blount. All favored, motion carried.**

Item #5 Don Zuidema; 87 South Rensselaer aka 45-11-02-129-010,000-006 A Public Hearing on a 1-lot subdivision. Property was rezoned to B2; Central Business on October 21, 2024.

Petitioner has requested a continuance to the June 16, 2026, meeting. Mr. Ryfa stated that Mr. Zuidema needs to attend a staff review and the next Plan Commission or runs the risk of being removed from the agenda. **Mr. Ryfa made a motion to grant a continuance to the June 16, 2026, meeting. Motion was seconded by Mr. Stassin. All favored, motion carried.**

Item #6 Don Zuidema; 117 S. Rensselaer Ave. Site Plan Review for a 2,000 sq. ft. office building. Mr. Zuidema last appeared on October 21, 2024.

Petitioner has requested a continuance to the June 16, 2026, meeting. **Mr. Ryfa made a motion to grant a continuance to the June 16, 2026, meeting. Motion was seconded by Mr. Stassin. All favored, motion carried.**

NEW BUSINESS

None

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 7:21pm.


Larry Stassin, Secretary


Taylor Hill, Building Secretary