

Town of Griffith  
Plan Commission  
December 9, 2015

The December 9, 2015 Plan Commission meeting was called to order at 7:13 p.m. by Larry Ballah with members Rob Bubala, Rick Ryfa, Ken Ruesken, and Dave Maglish. Also present was Town Attorney; Bob Schwerd. Absent was member Stan Dobosz and Plan Commission Engineer; Pete Kohut.

Minutes from the November 11, 2015 meeting were approved as written.

## OLD BUSINESS

### **Item #1 Attorney Bob Taylor; Main St./Gatlin Drive. Preliminary Site Plan Review for a proposed funeral home. Property is zoned II.**

Attorney Bob Taylor appeared before the Commission. Mr. Taylor stated he has received BZA approval. The structure proposed is an FBI Building and will house a crematory & funeral home. The crematorium is odorless and has no particulates. The business occupying the space, has been in business for over 100 years. The projected cost of construction is near 500,000 – 1 million dollars. There will be 5-6 employees. Mr. Ballah asked if the parking will be at the north side and also questioned the size of the building. Mr. Taylor informed the Commission that the building will be 60'x136'x140' and the parking will allow for 15-20 parking spaces or more. The parking lot dimension is 50'x180' most of which will not be used. The primary business will come from cremation. There is a low operating cost for creation which allows the cost to be much less than nearby cremation establishments. Mr. Ballah asked if there will be 30 spaces in the parking lot. Mr. Taylor stated that was correct. Mr. Ruesken asked if there will be street parking. Mr. Taylor stated there will not. Mr. Maglish asked if there will be a viewing room for families. Mr. Taylor stated there will be a garage, viewing room as well as an office. Mr. Ballah asked if the garage is detached. Mr. Taylor stated the garage is part of the same building. Mr. Ballah asked if there will be company vehicles. Mr. Taylor stated there will not. Mr. Ballah also asked if there will be outdoor storage. Mr. Taylor stated there will not. Mr. Ryfa questioned the amount of green space verses the parking area. Mr. Taylor stated the parking shown will be sufficient. Mr. Ryfa stated he is concerned that the parking will not be sufficient. Mr. Maglish asked if the parking could be increased in the future, if needed. Mr. Taylor stated it could. Mr. Ballah informed Mr. Taylor if Site Plan is approved, plans will have to be submitted to the Building Department. Mr. Taylor understood. ***Mr. Maglish made a motion*** granting approval of Preliminary Site Plan Approval to Attorney Bob Taylor; for a proposed funeral home at Main St./Gatlin Dr. ***seconded by Mr. Ryfa. All favored, motion carried.*** Mr. Taylor asked the Board to suspend the rules and grant Final Site Plan Review. ***Mr. Ryfa made a motion*** to suspend the rules ***seconded by Mr. Bubala.*** Roll call was then taken. Mr. Ballah; in favor, Mr. Bubala; in favor, Mr. Ryfa; in favor, Mr. Maglish; in favor and Mr. Ruesken; in favor. ***All favored 5/0, motion carried for suspension. Mr. Bubala made a motion*** granting Final Site Plan Review to Attorney Bob Taylor; for a proposed funeral home at Main St. /Gatlin Dr. ***seconded by Mr. Maglish. All favored, motion carried.***

## NEW BUSINESS

### **Item #1 Komark Development, Inc. requesting permission for a Public Hearing for a PUD (Phase III).**

Mr. Gary Torrenga and Mr. Chris Kovich appeared before the Commission. Mr. Torrenga explained the property to the east of Trail Creek Subdivision, Phase I & II will continue developing and create a Phase III; "Turnberry". Turnberry will be divided into 3 units beginning with the south side of the development (32 homes). The final engineering is not yet complete but the grading, water and sanitary is done. Mr. Ryfa confirmed that there would only be 32 homes to start. Mr. Kovich stated that was correct. Mr. Ryfa stated the Town would be more inclined to help with the road extension, water and sewer work if the complete 82 lots were developed. Mr. Torrenga said that is possible but not all in one plat. Mr. Ballah asked if Komark Development owns all of the property in question. Mr. Kovich stated the land is under contract. At this time there was discussion regarding piecing the phases together vs. developing all 82 lots at once. Mr. Schwerd suggested advertising for the full 82 lots with the addition that the development will be built in phases. Mr. Ryfa stated there may be issues with ingress/egress with the full 82 lots as well as other issues. Mr. Schwerd stated there should be a study session prior to advertising. Mr. Kovich

stated he would like a study session within 2 weeks. Mr. Ryfa stated the Building Department will arrange the meeting. ***Mr. Ryfa made a motion*** granting Komark Development, Inc. (Phase III) permission to advertise for a Public Hearing for an 82 lot PUD or an 82 lot subdivision ***seconded by Mr. Maglish. All favored, motion carried.***

**Item #2 912 Avenue H, LLC by Nick Georgiou and Carlos Ruiz; re: 912 W. Ave H. Review/comment for a proposed building. Zoning is II.**

Mr. Georgiou and Mr. Ruiz appeared before the Commission. Mr. Georgiou stated he would like to have a new building on their property. There are two options they would like to discuss. Mr. Georgiou stated the commercial septic application/permit has been extended to August 2016. Mr. Ballah asked what the need for a building is. Mr. Georgiou stated they have a company (G&R Development) located in St. John and would like to move it to Griffith. Mr. Ruiz needs office space and an enclosed garage. The building will be anywhere from 13,000 sq. ft. – 17,000 sq. ft. They will occupy 60% and plan to lease the remaining 30%. Mr. Ballah asked if there would be a problem with two businesses located on the same lot. Mr. Schwerd stated there could be. Mr. Schwerd suggested a variance could be considered to avoid 2 sewer and 2 water lines. Mr. Georgiou asked if septic and wells could be considered. Mr. Schwerd stated it may be and a BZA Developmental Variance would be needed. Mr. Ballah asked what the time frame is. Mr. Georgiou stated they would like to break ground in the Spring of 2016. Mr. Ryfa asked if environmental studies would be needed. Mr. Georgiou stated there will be a Phase I environmental done. Mr. Ryfa mention the Plan Commission Engineer, Pete Kohut's notes: "Petitioner will need to show IDEM approvals from previous construction plans". Mr. Georgiou and Mr. Ruiz thanked the Commission for their time.

**COMMUNICATIONS**

Mr. Ron Jordan, 934 Griffith Blvd appeared before the Commission. Mr. Jordan stated he lives just west of the new Dialysis Center located at 926 N. Broad St. Mr. Jordan stated his concern is with the lack of a barrier between the center's HVAC unit/duct work and his home. Mr. Jordan stated shrubs were planted but are not tall enough to block the unsightly equipment. The duct work catches sun and creates a glare into his home. Mr. Jordan would like to know if this can be addressed. Mr. Ryfa stated the Building Department would make a phone call and address the issued.

**BILLS AND EXPENDITURES**

***Mr. Maglish made a motion*** to approve a claim for the meeting held November 11, 2015 in the amount of \$65.00 ***seconded by Mr. Bubala. All favored, motion carried.***

**ADJOURNMENT**

There being no further business before the Plan Commission a motion was made and seconded to adjourn. All favored, motion carried. Meeting was adjourned at 8:02 p.m.

Respectfully Submitted

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Dave Maglish, Secretary

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Veronica L. Horka, Recording Secretary