

Town of Griffith
Plan Commission
September 9, 2015

The September 9, 2015 Plan Commission meeting was called to order at 7:00 p.m. by Larry Ballah with members Stan Dobosz, Rick Ryfa, Rob Bubala, Dave Maglish and Ken Ruesken . Also present was Town Attorney; Brent Torrenge. Absent was Plan Commission Engineer; Pete Kohut.

Minutes from the July 8, 2015 and August 12, 2015 meetings were approved as written.

OLD BUSINESS:

None.

NEW BUSINESS:

Item #1 CBA Tire dba Tredroc Tire Services; Tony Lavell 149 S. Colfax Ave., Preliminary Site Plan Review for a gravel parking area. Property is zoned I1, Light Industrial.

Mr. Tony Lavell appeared before the Commission. Mr. Lavell stated he has taken on a new customer which will require hiring additional employees. Mr. Lavell would like to add a staging area on the property. Semi-trailers will be dropped in the proposed area in the evening. Currently there is no room for trucks to navigate. Additionally, there is a grassy area on the Gatlin Drive entrance he would like to get rid of to improve efficiency off of the south side of the building to the street. The grass removal will create one entrance. Mr. Ballah asked if there would be trailer parking. Mr. Lavell stated there would be. Mr. Ballah informed Mr. Lavell the “staging area” must be asphalt or concrete, not gravel. Mr. Ballah also commented on possible drainage issues and the need for elevation enhancements to be shown on the site plan. Mr. Lavell understood. Mr. Ballah also stated he would like to review the calculation of water percolation. Mr. Ballah asked if it’s possible to extend the concrete apron from the curb to the property line. Mr. Torrenge stated it is allowed and the new apron should match the existing. Mr. Ballah asked what the time line is for construction. Mr. Lavell stated he would like to begin as soon as possible. Mr. Maglish asked about the building lighting. Mr. Lavell stated lighting is on the building. ***Mr. Ryfa made a motion*** granting Preliminary Site Plan Approval to CBA Tire dba Tredroc Tire Services; Tony Lavell 149 S. Colfax Ave ***seconded by Mr. Ruesken. All favored, motion carried.*** Mr. Lavell asked the Commission to suspend the rules and grant Final Site Plan Approval. ***Mr. Bubala made a motion*** to suspend the rules ***seconded by Mr. Ruesken.*** Roll call was then taken. Mr. Ballah; in favor, Mr. Dobosz; in favor, Mr. Ryfa; in favor, Mr. Bubala; in favor, Mr. Maglish; in favor and Mr. Ruesken; in favor. Unanimous decision 6/0 for rule suspension. ***Motion Carried. Mr. Ryfa made a motion*** granting Final Site Plan Approval contingent upon acceptable apron plans, the new parking area drainage must be approved by the Town’s Engineer and the area must be asphalt not gravel along with an approved sign off from the Town Engineer ***seconded by Bubala. All favored, motion carried.***

Item #2 Attorney Bob Taylor; Main St./Gatlin Dr. Preliminary Site Plan Review for a proposed funeral home. Property is zoned I1.

Attorney Taylor was not present. ***Mr. Ryfa made a motion to continue*** Attorney Bob Taylor; Main St. /Gatlin Dr. Preliminary Site Plan Review for a proposed funeral home ***seconded by Mr. Dobosz. All favored, motion carried.***

COMMUNICATIONS:

None.

BILLS AND EXPENDITURES:

Mr. Maglish made a motion to approve a claims for the meetings held August 12, 2015 in the amount of \$65.00 *seconded by Mr. Bubala. All favored, motion approved.*

ADJOURNMENT:

There being no further business to come before the Plan Commission a motion was made and seconded to adjourn. All favored, motion carried. Meeting was adjourned at 7:40 p.m.

Respectfully Submitted

Dave Maglish, Secretary

Veronica L. Horka, Recording Secretary