

Town of Griffith  
Plan Commission Special Meeting  
June 24, 2015

The June 24, 2015 Special Plan Commission meeting was called to order at 6:15 p.m. by Larry Ballah with members Rob Bubala, Stan Dobosz Dave Maglish and Rick Ryfa. Also present was Town Attorney; Brent Torrenge. Absent was Plan Commission Engineer; Pete Kohut and members Jennifer Smith and Ken Ruesken.

Approval of the meeting minutes have been continued to the July 8, 2015 meeting.

**OLD BUSINESS**

**Item #1 Centsible Heating & Air Conditioning, LLC; 403 N. Griffith Blvd. by Dean and Susan Pollard; Public Hearing with regards to requesting the property to be zoned from R2 to PB, and Preliminary Site Plan Review.**

Mr. and Mrs. Pollard; owners of Centsible and Mr. Rupen Shah; Engineer appeared before the Commission. Mrs. Pollard stated she is trying to purchase the property in question to relocate their HVAC business. The existing garage will be demolished and a new one constructed. The garage will be used for storage of equipment. Mr. Ballah asked if all legal requirements were in order. Mr. Torrenge stated the proof of publication and mailings were in place. Mr. Ballah opened up the Public Hearing portion of the meeting. Mrs. Lisa Burrow; 422 N. Griffith Blvd., spoke in favor of the petitioner's request. Mr. Ryfa explained that the request for PB zoning is in line with the rest of the business zoning on the street. The PB zoning will now be a continuous line down Griffith Blvd and should not be considered "spot zoning". Mr. Maglish asked what the business hours will be. Mrs. Pollard stated the company is open 8:00am – 5:00pm. Mrs. Pollard stated the only employees there during the day are the office staff (2-3 people). Mr. Maglish asked if there will be a paved area for parking. Mrs. Pollard stated there will be 5 parking spaces. The box truck will be parked in the evening. Mr. Ryfa asked how much construction noise is generated from the business. Mrs. Pollard stated there is very little machine noise. The majority of the sheet metal is premade and any modifications are done by hand or low voltage tools. Mr. Ryfa asked if there will be a problem with and increased amount of traffic. Mrs. Pollard stated it will be the same as the current location. Adding that the addition of parking spaces will actually be helpful. Mr. Ballah asked if the house will be used as office space. Mrs. Pollard stated that was correct. Mrs. Pollard stated they would like to change the roof and trim work but the house will retain the look of a residential home. Mr. Ballah stated the Commission had received one written opposition from Ms. Sonia Lively which was then read aloud (attached to minutes). Mr. Maglish asked if there will be additional signage and lighting. Mrs. Pollard stated the sign will be moved from the current location to the new garage. There will not be any changes to its size. There will also be a small sign placed over the entrance to the house reading "Office". No further remonstrators. Mr. Ballah then closed the Public Hearing portion of the meeting. **Mr. Bubala made a favorable recommendation** to the Town Council for Centsible Heating & Air Conditioning, LLC; 403 N. Griffith Blvd. by Dean and Susan Pollard with regards to a rezone of the property from R2 to PB **seconded by Mr. Maglish. All favored, motion carried.**

**Item #2 Centsible Heating & Air Conditioning, LLC; 403 N. Griffith Blvd. by Dean and Susan Pollard Preliminary Site Plan Review.**

Mr. Ballah asked how big the new garage will be. Mrs. Pollard stated they are proposing a 30' x 40' detached garage. Mr. Ballah confirmed the garage will have a mansard roof and there will be an allowance for 5 parking spaces. Mr. Ryfa stated the distance of the drive will be sufficient for their parking needs. Vehicles will not be blocking the sidewalk and the existing garage to the north currently does body work so the petitioner's request for a relocating shouldn't become an issue. **Mr. Bubala made a motion** granting Preliminary Site Plan Review to Centsible Heating & Air Conditioning, LLC; 403 N. Griffith Blvd. **seconded by Mr. Dobosz.** Mr. Ryfa

informed the petitioner that if they choose, they can request suspension of rules and request final site plan approval. ***All favored, preliminary approval carried.*** Mrs. Pollard asked the Commission to suspend the rules to grant Final Site Plan Approval. ***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. Dobosz; in favor, Mr. Maglish; in favor and Mr. Ryfa; in favor. Unanimous vote. ***All favored to suspend the rules, motion carried.*** ***Mr. Ryfa made a motion*** granting Final Site Plan Approval for Centsible Heating & Air Conditioning, LLC; 403 N. Griffith Blvd. by Dean and Susan Pollard ***seconded by Mr. Bubala.*** ***All favored, motion carried.*** Mr. Ryfa stated the petitioner will still need Town Council's final approval. The next Council meeting is scheduled for July 7, 2015.

## **COMMUNICATIONS**

None

## **BILLS AND EXPENDITURES**

None

## **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 6:30 p.m.

Respectfully Submitted,

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Dave Maglish, Secretary

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Veronica L. Horka, Recording Secretary