

Town of Griffith  
Plan Commission  
June 10, 2015

The June 10, 2015 Plan Commission meeting was called to order at 7:00 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.

The minutes from the March 11, 2015 and April 8, 2015 meetings were approved as written.  
The meeting May 13, 2015 was cancelled.

**OLD BUSINESS**

**Item #1 Thomas Renwald 2011 N. Griffith Blvd.; Final Site Plan Approval for additional parking. The petitioner has requested a continuance to the July 8, 2015 meeting.**

***Mr. Bubala made a motion*** to continue Thomas Renwald 2011 N. Griffith Blvd. to the July 7, 2015 meeting ***seconded by Mr. Dobosz. All favored, motion carried.***

**NEW BUSINESS**

**Item #1 James W. Terpstra Trust approx.. 103 S. Lillian Ave., requesting permission to advertise for a Public Hearing on a 1 Lot Subdivision.**

Mr. Jim Terpstra; 1200 W. Main St., Griffith, appeared before the Plan Commission. Mr. Terpstra is requesting permission to construct a storage building on his property located at 103 S. Lillian. Mr. Terpstra stated he is working with the Town Council with regards to the vacation of public-way. Torrenge Engineering is working on drawings. ***Mr. Ryfa made a motion*** granting James W. Terpstra Trust approx. 103 S. Lillian Ave. permission to advertise for a Public Hearing on a 1 Lot Subdivision ***seconded by Mr. Bubala. All favored, motion carried.***

**Item #2 James W. Terpstra Trust approx.. 103 S. Lillian Ave., Preliminary Site Plan Review for new storage building.**

Mr. Jim Terpstra; 1200 W. Main St., Griffith, appeared before the Plan Commission. Mr. Terpstra stated the property in question is next to a utility easement, nature preserve with nothing to the west. Mr. Torrenge stated there will be 2 variances before the BZA. First, a side yard variance; then a variance referencing Ordinance 86-153; **Regulations along residence district boundaries.** Mr. Torrenge also stated that the minimum distance of the front wall should be shown on the site plan. Mr. Ryfa asked when Mr. Terpstra would like to begin construction. Mr. Terpstra stated he will start once all approvals have been granted. ***Mr. Bubala made a motion*** granting Preliminary Site Plan approval to James W. Terpstra Trust approx.. 103 S. Lillian Ave. for a new storage building pending the need for a sideyard variance ***seconded by Mr. Ryfa. All favored, motion carried.***

**Item #3 Centsible Heating & Air Conditioning, LLC; 403 N. Griffith Blvd. by Dean and Susan Pollard; Preliminary Site Plan Review.**

Mr. and Mrs. Pollard; owners of Centsible and Mr. Rupen Shah; Engineer appeared before the Commission. Mrs. Pollard stated she would like to purchase the property located at 403 Griffith Blvd. The property would be the new location for their business (Centsible Heating & Air Conditioning, LLC). The property is currently zoned R2. If permitted they plan to demolish the existing garage to build a new, the new garage (30' x 40') will provide additional parking of their work trucks. The proposed garage will be single story with a mansard roof. The 5 parking spaces will be 9' x 19' from the curb to site. There will not be any parking on Griffith Blvd and only 2 cars parked on the street. Mr. Ballah mentioned that the BZA had continued her item due to the Plan Commission site plan and/or comments. Mr. Ballah continued in stating that there are various BZA variances that need to be addressed as well. Mr. Shah stated the site will provide for a 5' location for dumpster. Mr. Ryfa

suggested changing the properties zoning designation to PB and request a BZA variance for B3. A Public Hearing will be required. And as a curtesy, the Town can call a special meeting. Mr. Torrenga confirmed that a Public Hearing from the Plan Commission will be needed as well as BZA variances. Mr. Ryfa stated the Plan Commission could meet the same night as the BZA. Mr. Ryfa explained that Preliminary approval could be granted. Final approval will be heard at the next meeting. Mrs. Pollard stated she has been in contact with officials regarding ADA compliance; it is not needed. Mr. Ballah asked if she was in contact with the Department of Homeland Security. Mrs. Pollard stated that was correct. Mrs. Pollard stated she falls within the "Rule 13" guidelines. An inspection will be done within 2 weeks by the Department of Homeland Securities. Mr. Torrenga stated there may be an ADA requirement for the parking stalls. Mrs. Pollard stated there is, and that is why the 5<sup>th</sup> parking stall was added. **Mr. Ryfa made a motion** granting Preliminary Site Plan approval to Centsible Heating & Air Conditioning, LLC; 403 N. Griffith Blvd. Noting there will be a special plan commission meeting held on June 24, 2015 at 6:00 p.m. **seconded by Mr. Bubala. All favored, motion carried.**

**Item #4 Teresita M. Anderson 301 E. Ave C; Public Hearing on a 1 Lot Subdivision.**

Mr. Fred Doppler appeared before the Commission representing Ms. Anderson. Mr. Doppler stated the property in question has already gone thru the process of vacating the public way. The current request by the petitioner is to build an addition to the existing garage. The addition is for storage purposes only. Mr. Torrenga stated the Plat of Subdivision will show if/when the ally was vacated. Mr. Ballah asked if all legal requirements were in order. Mr. Torrenga stated all documents were in order. Mr. Ballan then opened the Public Hearing portion of the meeting. No remonstrators appeared before the Commission. Mr. Ballah then closed the Public Hearing. **Mr. Ryfa made a motion** granting approval of a 1 Lot Subdivision to Teresita M. Anderson 301 E Ave C **seconded by Mr. Dobosz. All favored, motion carried.**

**COMMUNICATIONS:**

**None.**

**BILLS AND EXPENDITURES:**

**Mr. Maglish made a motion** to approve a claim for the meeting held March 11, 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,

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Dave Maglish, Secretary

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Veronica L. Horka, Recording Secretary