

Town of Griffith
Plan Commission
March 11, 2015

The March 11, 2015 Plan Commission meeting was called to order at 7:05 p.m. by Larry Ballah with members Rob Bubala, Ken Ruesken, Dave Maglish and Rick Ryfa. Also present was Town Attorney; Brent Torrenga. Absent were members Stan Dobosz, Jennifer Smith and Plan Commission Engineer; Pete Kohut.

Minutes from the January 14, 2015 meeting were approved as written.

OLD BUSINESS

None.

NEW BUSINESS

Item #1 Thomas Renwald 2011 N. Griffith Blvd.; Change of Use Site Plan Review for additional parking.

Mr. Tom Renwald of 9717 Spring St., Highland, appeared before the Commission. Mr. Renwald stated he owns Autofrost Corporation and would like to relocate their current Highland business to Griffith. Improvements to the parking lot, driveway and entrance are needed. The company sells bulk tree nuts and ice cream. There are 15 employees. Autofrost has recently expanded and purchased a company from Alsip, IL and will be adding employees and delivery trucks. The proposed location will allow for a walk-in freezer, warehouse and a build out for offices. The only thing the property lacks is parking. The proposal is for a driveway at the southside of the property and an additional driveway with curbs at the northside. The idea will be that the trucks can park on the side of the building and in the rear. Mr. Renwald continued in stating that the type of SBA loan they are applying for requires the business to have parking for employees as well as delivery trucks. Mr. Ballah asked if the cars will be parking parallel alongside the building and the driveway will be in the rear of the lot. Mr. Renwald stated that was correct. Mr. Maglish asked if the trucks will be able to enter in/out from both drives. Mr. Renwald stated the trucks will have to go in one drive and out the other. Mr. Ballah then explained to Mr. Renwald the concerns (paving and drainage) the Plan Commission Engineer; Mr. Kohut had about the property. Mr. Ruesken asked if the trucks will be loaded from the back of the property. Mr. Renwald stated they will load from the overhead door located at the front. Mr. Ruesken also asked if the distance from the back of the building to the center line of basin is 47'. Mr. Bubala asked if they would be paving 27'. Mr. Renwald stated they would like to pave all the way to the property line. Mr. Ballah asked Mr. Torrenga if there is an ordinance regarding paving over the drainage/utility easement. Mr. Torrenga stated no elevations are shown on the drawings submitted and that paving over and easement is an issue. Mr. Renwald stated they plan to take the grade to the basins. Mr. Ryfa asked what the expected start date is for the project. Mr. Renwald stated they would like to start as soon as possible. Mr. Ryfa asked if they will be purchasing the building. Mr. Renwald stated they will. Mr. Maglish asked if there will be a night shift. Mr. Renwald stated there is not. Mr. Maglish asked if there are any plans for fencing. Mr. Renwald stated there is not. Mr. Maglish also asked if the landscaping will be taken out. Mr. Renwald stated some if it would have to go. Mr. Ruesken asked how many trucks. Mr. Renwald stated he will have 15 trucks. Mr. Ryfa asked if the Alsip business will be moving to Indiana. Mr. Renwald stated that was correct. Mr. Ballah asked if it will be a paved lot and the size and quantity of parking stalls. Mr. Torrenga stated a dumpster enclosure is needed per Ordinance and should be noted on revised plans as well as an adequate slope for the depth of the lot. ***Mr. Ryfa made a motion to grant Preliminary Site Plan Approval to Thomas Renwald 2011 N. Griffith Blvd for additional parking seconded by Mr. Ruesken. All favored, motion carried. Mr. Ryfa also granted permission for a Change of Use to Thomas Renwald 2011 N. Griffith Blvd. seconded by Mr. Bubala. All favored, motion carried. Mr. Ryfa made it clear to Mr. Renwald that a site plan showing better elevations and location of dumpster will be needed for the April meeting. Mr. Renwald understood.***

Item #2 Jeff Austgen 640 Wheeler; Site Plan Review for a new pole building.

Mr. Jeff Austgen appeared before the Commission. Mr. Austgen stated the location in question once had a building on it but was demolished in 2014 due to the snow load. The proposal is to construct a 2,800 square foot addition and add some renovations to 640 S. Wheeler. Mr. Ryfa asked is there is sanitary and water service to the site. Mr. Austgen stated there is septic and well. Mr. Ballah asked if there is a need for additional parking. Mr. Austgen stated there is not. Mr. Ballah asked if the two buildings will be attached. Mr. Austgen stated they will be and there are already plans to install a firewall to the current building. Mr. Ballah asked if the parking is stone or paved. Mr. Austgen stated it is stone and continued in

stated that 710 S. Wheeler was just reset and there are 5 new storm drainage lines that will come out 30' with hard surface. There will be 4' of fall within 500' for drainage. Mr. Ryfa asked if there is a current drainage problem. Mr. Austgen stated there is not. **Mr. Bubala made a motion** granting preliminary site plan approval to Jeff Austgen 640 S. Wheeler for a new pole building **seconded by Mr. Maglish. All favored, motion carried.** Mr. Austgen asked the Commission to suspend the rules and grant final site plan approval. **Mr. Ryfa made a motion** to suspend the rules **seconded by Mr. Maglish.** Roll call was then taken. Mr. Ballah; in favor, Mr. Bubala; in favor, Mr. Ruesken; in favor, Mr. Maglish; in favor and Mr. Ryfa; in favor. Unanimous 5/0 in favor of suspending the rules. **Mr. Maglish made a motion** to grant Final Site Plan Approval to Jeff Austgen 640 S. Wheeler for a new pole building **seconded by Mr. Ruesken. All favored, motion carried.**

COMMUNICATIONS

Mr. Brent Torrenga stated the business owner, Dan Lehnerer of New Oberpfalz Brewing; 121 E. Main St. has submitted plans to move his dumpster. The request has come up due to his insurance companies request for dumpster placement at least 35' from the building. The new location will be at the southwest corner of the property near G&G Hobby Shop. Mr. Lehnerer has included a dumpster permit application for approval. After much discussion it was decided that this is not a Plan Commission matter.

BILLS AND EXPENDITURES

Mr. Maglish made a motion to approve claims for the meeting held January 14, 2015 in the amount of \$65.00 **seconded by Mr. Bubala. All favored, motion carried.**

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 7:42 p.m.

Respectfully Submitted

Dave Maglish, Secretary

Veronica L. Horka, Recording Secretary