

Town of Griffith
Plan Commission
January 14, 2015

The January 14, 2015 Plan Commission meeting was called to order at 7:04 p.m. by Larry Ballah with members Rob Bubala, Stan Dobosz, Ken Ruesken, Dave Maglish, Jennifer Smith and Rick Ryfa. Also present was Town Attorney; Bob Schwerd and Plan Commission Engineer; Pete Kohut. Also present was Fire Chief; Roy Schoon. Absent was Building Commissioner; Donche Andonov.

Approval of minutes from the November 12, 2014 and December 10, 2014 meetings were approved as written.

ELECTION OF OFFICERS

Mr. Ryfa made a motion for Larry Ballah to remain Chairman seconded by Mr. Maglish. All favored, motion carried. Mr. Ruesken made a motion for Rob Bubala to remain Vice Chairman seconded by Mr. Dobosz. All favored, motion carried. Mr. Bubala made a motion for Dave Maglish to remain Secretary seconded by Mrs. Smith. All favored, motion carried.

OLD BUSINESS

Item #1 Petrogas 1800 W. Avenue H by Cory Langley of Petrogas & Joel Garmon of Parsons Brinckerhoff; Site Plan Review for Phase 2, Rail Rack System and review of the Safety Systems

Mr. Cory Langley and Mr. Joel Garmon appeared before the Commission. Mr. Garmon distributed copies of the Safety Plan that was requested at the previous meeting. Mr. Garmon stated fire and gas detectors are listed in the plans and showed their location in the drawings. Mr. Bubala asked if the system undergoes yearly maintenance. Mr. Langley stated it does. The program used is the same as what BP uses. There will also be a new propane powered back-up generator installed. Chief Schoon stated he would like the total amount of tank surface area, rail cars and whatever else is on the property. Chief Schoon also stated there is a potable tank on the property that could be used if needed. ***Mr. Bubala made a motion*** granting Final Site Plan Approval to Petrogas 1800 W Avenue H by Cory Langley of Petrogas & Joel Garmon of Parson Brinckerhoff for a Rail Rack System and Safety Plans ***seconded by Mr. Maglish. All favored, motion carried.***

NEW BUSINESS

None

COMMUNICATIONS

John Phillips 228 E Avenue D; requesting feedback/requirements to build a garage. Mr. Kohut stated he has been in communication with Mr. Phillips regarding the addition of a detached garage and the Town's building Codes. Mr. Phillips appeared before the Commission. Mr. Phillips stated he would like to purchase the home located at 228 E Ave D, but only if he is able to erect an accessory building. The original plans were to build an accessory structure separate from the house but after further review he is now proposing to build an additional garage that will be attached to the existing garage. The foundations will be tied together. The existing shed is approximately 18'x22' with a concrete poured pad. The new garage will be 5' from the shed. At this time there was discussion as to whether or not the garage would be considered an accessory structure if it is connected to the existing garage. Mr. Kohut stated if the new garage is attached to the house, it is not considered an accessory structure. Mr. Kohut then asked how far the shed is to the current garage. Mr. Phillips stated it is approximately 30'. The proposed garage will be about 30'x24' deep. Mr. Ballah reminded Mr. Phillips to be conscious of the maximum allowable lot coverage. Mr. Phillips stated he would. Mr. Ryfa asked if anyone is currently living at the house. Mr. Phillips stated it is vacant. Mr. Ryfa stated, based on the information given, he did not feel this is a matter for the Plan Commission. Mr. Phillips asked for a copy of the minutes reflecting the discussion. Mr. Ryfa stated that shouldn't be a problem. Mr. Ryfa asked for the drawing presented to be attached to the minutes.

BILLS AND EXPENDITURES

Mr. Maglish made a motion to approve claims for the meeting held December 10, 2014 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 7:25 p.m.

Respectfully Submitted

Dave Maglish, Secretary

Veronica L. Horka, Recording Secretary