

Town of Griffith  
Plan Commission  
December 10, 2014

The December 10, 2014 Plan Commission meeting was called to order at 7:01 p.m. by Larry Ballah with members Rob Bubala, Ken Ruesken, Dave Maglish, Jennifer Smith and Rick Ryfa. Also present was Town Attorney; Bob Schwerd and Plan Commission Engineer; Pete Kohut. Absent was Building Commissioner; Donche Andonov and member Stan Dobosz.

Approval of minutes from the October 8<sup>th</sup> and October 29<sup>th</sup> meetings were approved as written. Minutes from the November 12, 2014 meeting were continued to the January meeting.

## **OLD BUSINESS**

None.

## **NEW BUSINESS**

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

Mr. Langley & Mr. Garmon appeared before the Commission. Mr. Garmon stated the drawings that were submitted for review have now been stamped and approved for construction. Mr. Garmon then distributed the new drawings. Mr. Garmon stated the above and underground air compressors are shown as well as other compartments that are related to the rail rack. Mr. Kohut asked for a description of a rail rack. Mr. Garmon stated rail cars coming in and going out are loaded and unloaded. Mr. Ryfa asked how many stations are there currently. Mr. Garmon stated aren't any currently. There are a proposed 12 stations. Mr. Maglish asked about the pipe rack. Mr. Garmon stated there will be pipe racks and piles thru footings. Mr. Ballah asked if all the loading and unloading will be done at the same time. Mr. Langley stated they would. There will be butane and propane that can be intermixed. Mr. Ballah asked about the proposed waterfall structure. Mr. Garmon stated it will be adjacent to track #11 and it will take the processed piping over track #11 and into the rack. Mr. Bubala asked how high it will be. Mr. Garmon stated it will be 22' high. Mr. Ballah asked if there will be a fire sprinkler. Mr. Garmon stated there will not. Mr. Ballah stated the Commission received a letter from the Fire Chief, Roy Schoon with some concerns. Mr. Garmon stated he is in receipt of the letter and will put together a site plan specific to safety. Showing the existing and what is proposed. Mr. Langley stated there are 8 hydrants. One is within 40' of the rear fence line and 100' off the first rail. Mr. Garmon stated he will invite Fire Chief Schoon to do testing on the flow rate and to discuss the ingress and egress for the fire trucks. There is a planned road with an access gate. The rail yard will be fenced and gated. There is currently a 150 lb. wheeled extinguisher unit and there are plans for one more on the rack. There is also an emergency shutdown system. Mr. Bubala asked if the shutdown is automatic or manual. Mr. Garmon stated it is automatic. Mr. Kohut asked who maintains the units and asked if they are located within the fenced area. Mr. Langley stated the extinguishers units are in the fenced area are they are responsible for maintenance. Mr. Ryfa asked if they have done similar projects in the past. Mr. Garmon stated they have done 3 similar projects. Mr. Ryfa also asked who the regulatory bodies are. Mr. Garmon stated they are overseen by API, NFPA, OSHA etc... Mr. Maglish asked what the API does. Mr. Garmon stated they oversee the mechanical construction. Mr. Ballah asked if they actually go to the construction site and who stamps the drawings. Mr. Garmon stated his company does both. Mr. Ballah also asked who else issues permits for this type of construction. Mr. Garmon stated the only permits required are the Town permits. Mr. Maglish asked who inspects the project. Mr. Garmon stated there is a 3<sup>rd</sup> party that inspects and in the past the town Building Commissioner did inspections too. Mr. Kohut asked if there is rail being installed now. Mr. Langley stated there is and it will be relocated. Mr. Ryfa asked if there was a fire issue, who the first responders will be. Mr. Langley stated there are 2 first responders with the addition of 3 employees if needed. Mr. Ballah asked for an idea of what would happen if there was a fire. Mr. Langley stated everything would be shut down according to the safety site plan, all valves would be shut down automatically, fire detectors would go off, and the racks would stop feed. Mr. Ballah asked if there would be an explosion if there was a tank fire. Mr. Langley stated there would be an explosion and there would be

shrapnel, etc. Mr. Langley stated that is a very extreme situation. Mr. Ballah asked if there was an emergency situation and the flow of water and or a larger tap is need will they help pay for the cost of the tap fee. Mr. Langley stated they would. Mr. Ballah then asked who owns the property the service road is on. Mr. Garmon stated it is CN property and they will need to be contacted. Mr. Kohut informed Mr. Garmon & Mr. Langley that all contractors on site will need to hold a Griffith contractor's license before permits can be issued. ***Mr. Bubala made a motion*** granting Preliminary Site Plan approval to Petrogas 1800 W. Avenue H for Phase 2, Rail Rack System contingent upon receiving a survey of the water flow on site ***seconded by Mr. Maglish. All favored motion carried.*** Mr. Langley added that he will submit a Site Plan with a Safety Plan showing the emergency response plan.

## **COMMUNICATIONS**

None.

## **BILLS AND EXPENDITURES**

***Mr. Maglish made a motion*** to approve claims for the meeting held November 12, 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 7:34 p.m.

Respectfully Submitted

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Dave Maglish, Secretary

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Veronica L. Horka, Recording Secretary