

Town of Griffith
Plan Commission
Special Meeting
October 29, 2014

The October 29, 2014 Special Plan Commission meeting was called to order at 6:15 p.m. by Larry Ballah with members Rob Bubala, Ken Ruesken, Dave Maglish and Rick Ryfa. Also present was Attorney; Brent Torrenge and Building Commissioner; Donche Andonov. Absent were Jennifer Smith, Stan Dobosz and Plan Commission Engineer; Pete Kohut.

OLD BUSINESS

Item #1 FMC Medical Dialysis Clinic re: 926 N. Broad by Stephen Bourquein of Land Focus Consulting; a Public Hearing on a 1 Lot Subdivision.

Mr. Stephen Bourquein appeared before the Plan Commission. Mr. Bourquein distributed renderings of the final plat. The existing Main Source Bank building will be demolished for the construction of a new 8,000 square foot dialysis clinic. The existing entrance/exits will remain in place as well as the pavement. Part of the property was never dedicated, that will be cleared up with this pending purchase. Mr. Ballah asked if the proof of publication and mailings were in order. Mr. Andonov stated all legal requirements have been met. Mr. Ballah then opened up the Public Hearing portion of the meeting. No remonstrators appeared before the Commission. Mr. Ballah then closed the Public Hearing portion of the meeting. Mr. Bubala asked what the hours of operation will be. Mr. Bourquein stated the tentative hours will be 4:30 am to 10:00 pm; 6 days a week. Closed on Sunday and four holidays. The hours are dependent on the patient load. Mr. Bourquein added in stating the Dialysis Clinic is a quiet facility. The patients are there for many hours at a time receiving treatments then leave once they have been completed. Mr. Ryfa questioned the open drive area of the property. Mr. Bourquein stated there will be a concrete landing pad for loading/unloading that is required. Mr. Ryfa asked where employee parking will be located. Mr. Bourquein stated the employees will be parked in the corner of the lot and there will be landscape installed to try and buffer any noise there may be on the Griffith Blvd. side. Mr. Bourquein then showed the Commission a revised landscape plan. Mr. Ballah stated there is a 6" water line noted in the drawings which will need to be capped. Mr. Bourquein stated any abandoned water line will be capped and the meter will be removed. Mr. Andonov stated he and/or Public Works will make sure that is taken care of. ***Mr. Bubala made a motion*** granting permission for Preliminary 1 Lot Subdivision to Fersenius Medical Care (FMC Medical Clinics); 926 N. Broad St ***seconded by Mr. Maglish. All favored, motion carried.*** Mr. Bourquein asked the Commission for a suspension of rules to grant final approval. Mr. Bubala 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. Maglish; in favor, Mr. Ryfa; in favor and Mr. Ruesken; in favor. ***All favored, motion carried to suspend the rules.*** Mr. Torrenge stated the final plat will need to show the corrected name/ownership if necessary by the County Auditor's records. Mr. Bourquein stated he will verify the ownership and correct the documents if necessary. ***Mr. Bubala made a motion*** granting final approval on the 1 Lot subdivision to Fersenius Medical Care (FMC Medical Clinics); 926 N. Broad St. ***seconded by Mr. Ryfa. All favored, motion carried.***

NEW BUSINESS

Item #2 FMC Medical Dialysis Clinic re: 926 N. Broad by Stephen Bourquein of Land Focus Consulting; Preliminary Site Plan Review for the construction of a Dialysis Center.

Mr. Stephen Bourquein appeared before the Commission. Mr. Bourquein requested approval for the Site Plan located at 926 N. Broad St., FMC Medical Dialysis Clinic. ***Mr. Bubala made a motion*** approving the Preliminary Site Plan to Fersenius Medical Care (FMC Medical Clinics); 926 N. Broad St. contingent upon the revised landscape

proposal as well as the approval of the Town Council for the Special Use Variance granted by the BZA ***seconded by Mr. Ruesken. All favored, motion carried.*** Mr. Andonov mentioned that the BZA did make a favorable recommendation to the Town Council on Monday, October 27, 2014. Mr. Bourquein asked the Commission for a suspension of rules to grant final 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. Maglish; in favor, Mr. Ryfa; in favor and Mr. Ruesken; in favor. ***All favored, motion carried to suspend the rules. Mr. Bubala made a motion*** granting Final Site Plan Approval to Fersenius Medical Care (FMC Medical Clinics); 926 N. Broad St. contingent upon the revised landscape proposal as well as the approval of the Town Council for the Special Use Variance granted by the BZA ***seconded by Mr. Maglish. All favored, motion carried.***

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 6:35 p.m.

Respectfully Submitted

Dave Maglish, Secretary

Veronica L. Horka, Recording Secretary