

Town of Griffith  
Plan Commission  
October 8, 2014

The October 8, 2014 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; Bob Schwerd and Building Commissioner; Donche Andonov. Absent were Ken Ruesken, Jennifer Smith and Plan Commission Engineer; Pete Kohut.

The meeting minutes from the September 10, 2014 meeting were approved as written. All favored, motion carried.

## OLD BUSINESS

### **Item #1 Centier Bank re: 500 N. Broad Street by Carol Highsmith and Dave Kinel; a Public Hearing on a 1 Lot Subdivision.**

Mr. Dave Kinel & Ms. Carol Highsmith appeared before the Board. Ms. Highsmith stated Centier Bank has recently purchased 60' of land from the credit union. With the purchase will come a new ATM, expanded parking area, additional lighting and another drive-up lane. Mr. Kinel stated there won't be a need for any street cuts. Mr. Kinel then explained the plan for the green space (hedges, trees, low grass and additional natural screening near the neighbor's fence. Mr. Ballah asked if the proof of mailings and publications were in order. Mr. Schwerd stated all legal requirements were in order. Mr. Ballah then opened up the Public Hearing portion of the meeting. No remonstrators appeared. Mr. Ballah then closed the Public Hearing portion of the meeting. Mr. Maglish asked how big the ATM is. Mr. Kinel stated it will be 4'x9'. Mr. Maglish asked if there will be additional lighting needed. Ms. Highsmith stated the ATM has a canopy with lighting in it. There will be a new pole with 3 heads (LED lighting). **Mr. Maglish made a motion** to approve a 1 Lot Subdivision to Centier Bank re: 500 N. Broad St. by Carol Highsmith and Dave Kinel **seconded by Mr. Dobosz. All favored, motion carried.** Ms. Highsmith asked the Commission to suspend the rules and grant final approval. **Mr. Dobosz made a motion** to suspend the rules and grant final approval for the 1 Lot Subdivision **seconded by Mr. Maglish.** Roll call was then taken. Mr. Ballah; in favor, Mr. Bubala; in favor, Mr. Dobosz; in favor, Mr. Maglish; in favor and Mr. Ryfa; in favor. **All favored to suspend the rules, motion carried. Mr. Maglish made a motion** to grant final approval on a 1 Lot Subdivision to Centier Bank re: 500 N. Broad Street by Carol Highsmith and Dave Kinel **seconded by Mr. Bubala. All favored, motion carried.**

### **Item #2 Ben Murphy, Attorney re: 426 N. Broad Street; Final Site Plan Review for a Change of Use.**

Mr. Matt Murphy appeared before the Commission. Mr. Murphy stated he is the property owner and his brother, Ben will be taking over the location for his law office. Mr. Ballah stated he has received the drawings submitted and the Plan Commission Engineer, Mr. Kohut has also reviewed the drawings and submitted his review. Mr. Kohut would like to know where the storm water runoff will go at the rear of the property. Mr. Murphy stated there will be asphalt in the rear. Mr. Ballah asked if he can install the pervious asphalt like the alleys have. Mr. Murphy stated that's not an option. Mr. Ryfa asked if this is a new usage for the location. Mr. Murphy stated it is. It was previously used as a rental home and it will now be a lawyer's office. Mr. Ryfa asked if he will be working as the general contractor. Mr. Murphy stated he will. **Mr. Ryfa made a motion** approving the Final Site Plan approval for Change of Use to Ben Murphy, Attorney re: 426 N. Broad Street **seconded by Mr. Bubala. All favored, motion carried.**

## NEW BUSINESS

### **Item #1 Centier Bank re: 500 N. Broad Street by Carol Highsmith and Dave Kinel; Preliminary Site Plan Review for additional parking and a new ATM.**

Mr. Kinel and Ms. Highsmith appeared before the Commission. Mr. Ballah asked if the petitioners have appeared before the BZA. Mr. Kinel stated they have already appeared before the BZA and the final meeting date is October 22, 2014. Mr. Kinel stated Centier Bank does not meet the Town requirements for lot coverage. Mr. Ryfa mentioned the Town Council had their 1<sup>st</sup> reading regarding a change in the ordinance regarding lot coverage. Mr. Kinel stated there will be 7.5' of frontage green space, there will be an addition of a catch basin. Mr. Andonov stated the Plan Commission Engineer, Mr. Kohut is okay with the design. ***Mr. Bubala made a motion*** granting Preliminary Site Plan Review for Centier Bank; re 500 N. Broad Street for additional parking and a new ATM by Carol Highsmith and Dave Kinel contingent upon the final approval of the BZA ***seconded by Mr. Maglish. All favored, motion carried.*** Ms. Highsmith asked the Commission to suspend the rules and grant Final Site Plan approval. ***Mr. Maglish made a motion*** to suspend the rules and grant final approval ***seconded by Mr. Bubala.*** Roll call was then taken. Mr. Ballah; in favor, Mr. Bubala; in favor, Mr. Dobosz; in favor, Mr. Maglish; in favor and Mr. Ryfa; in favor. ***All favored to suspend the rules, motion carried. Mr. Bubala made a motion*** granting Final Site Plan Approval for Centier Bank re: 500 N. Broad Street by Carol Highsmith and Dave Kinel for additional parking and a new ATM contingent upon the final approval of the BZA ***seconded by Mr. Dobosz. All favored, motion carried.***

**Item #2 Griffith Dialysis Clinic (FMC Medical Clinics) re: 926 N. Broad Street by Stephen Bourquein of Land Focus Consulting; requesting permission for a Public Hearing on a 1 Lot Subdivision.**

Mr. Stephen Bourquein appeared before the Commission. Mr. Bourquein distributed photos of the proposed dialysis center. The existing building will be demolished and a new structure built. Mr. Andonov stated the property is currently in meets and bounds. Mr. Dobosz asked if there will still be an in/out on Broad St. Mr. Bourquein stated it will remain. Mr. Bubala made a motion granting permission for a Public Hearing to Griffith Dialysis Clinic (FMC Medical Clinics) re: 926 N. Broad Street by Stephen Bourquein of Land Focus for a 1 Lot Subdivision seconded by Mr. Maglish. All favored, motion carried. Mr. Ryfa asked Mr. Schwerd if the petitioner can combine the mailings/advertisements from the BZA and Plan Commission. Mr. Schwerd stated that would be fine.

**Item #3 Town of Griffith Plan Commission; discussion and requesting permission for a Public Hearing on an ordinance amending Lot and Building Coverage in PB and B1 Zoning Districts.**

Mr. Ryfa stated the Town Council has recently had their first reading of this Ordinance. Mr. Maglish made a motion granting permission to advertise for a Public Hearing to the Town of Griffith Plan Commission on an ordinance amending Lot and Building Coverage in PB and B1 Zoning Districts seconded by Mr. Dobosz. All favored, motion carried.

**COMMUNICATIONS**

None

**BILLS AND EXPENDITURES**

***Mr. Maglish made a motion*** to approve claims for the meetings held September 10, 2014 in the amount of \$65.00 each ***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 7:31 p.m.

Respectfully Submitted

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Dave Maglish, Secretary

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Veronica L. Horka, Recording Secretary