

Town of Griffith  
Plan Commission  
September 10, 2014

The September 10, 2014 Plan Commission meeting was called to order at 7:00 p.m. by Larry Ballah with members Rob Bubala, Stan Dobosz, Ken Ruesken, Dave Maglish, Jennifer Smith and Rick Ryfa. Also present was Attorney Bob Schwerd. Absent was Building Commissioner; Donche Andonov and Plan Commission Engineer; Pete Kohut.

The meeting minutes from the January 8<sup>th</sup>, February 12<sup>th</sup>, March 12<sup>th</sup>, June 18<sup>th</sup> and August 13<sup>th</sup> 2014 meetings were approved as written. All favored, motion carried.

## OLD BUSINESS

### **Item #1 Titan Property Group, LLC re: 110 W. Ridge Road by Attorney Greg Bouwer; a Public Hearing on a 1 Lot Subdivision.**

Attorney Greg Bouwer appeared before the Commission. Mr. Schwerd stated the legal proof of mailings and publications were in order. Mr. Bouwer stated the plans have been corrected and now read "Griffith Plaza". Mr. Ballah then opened 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 made a motion** approving the Preliminary Site Plan review for Titan Property Group, LLC re: 110 W. Ridge Rd on a 1 Lot Subdivision **seconded by Mr. Maglish. All favored, motion carried.** Mr. Bouwer then requested a suspension of rules and asked for final approval to be granted. **Mr. Maglish 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. Dobosz; in favor, Mr. Ryfa; in favor, Mr. Ruesken; in favor, Mr. Maglish; in favor and Mrs. Smith; in favor. **All favored, motion carried to suspend the rules. Mr. Ryfa made a motion** granting Final Subdivision approval to Titan Property Group, LLC re: 110 W. Ridge Rd on a 1 Lot Subdivision **seconded by Mr. Maglish. All favored, motion carried.**

## NEW BUSINESS

### **Item #1 Coffee Cabin, LLC re: 219 W. Ridge Road by Jeff S Conti; Preliminary Site Plan Review for a new retail building between Popeye's and Jedi's.**

Mr. Jeff Conti appeared before the Commission. Mr. Conti is the General Manager of Coffee Cabin. Mr. Conti stated Coffee Cabin is a drive-thru coffee shop with walk up service available also. Mr. Ballah asked if there will be indoor seating. Mr. Conti stated there will not. Mr. Conti stated the structure itself is a modular building. There will be 3-4 crew members and this particular location will be the "main office" and will house a bakery as well as office space. Mr. Conti stated he just received approval from the Town of Schererville. Construction there will begin within a week. Mr. Maglish asked if Coffee Cabin exists elsewhere. Mr. Conti stated it is a new company and there aren't any other business' other than Schererville and now hopefully Griffith. Mr. Conti stated the structures are 90% complete upon arrival. There is a lot of landscape planned. Mrs. Smith asked what the construction timeline is. Mr. Conti stated he is planning for delivery of the structure at the end of October and opening before November. Mr. Ballah asked how many employees there will be. Mr. Conti stated there will be 6-7 employees with 2-3 employees working during the day as well as a few people working the bakery. Mr. Ballah asked if there will be enough parking. Mr. Conti stated parking is sufficient. Mr. Ryfa informed Mr. Conti there is a brick ordinance. Mr. Conti stated he was unaware of that. Mr. Schwerd stated he would review that

ordinance. Mr. Maglish asked if Mr. Kohut has reviewed the drawings. Mr. Conti stated Mr. Kohut has seen the first draft and nothing has changed since then. Mr. Ryfa asked if there is a rainwater issue. Mr. Conti stated the drainage on site is good. The only possible issue may be the sanitary. Otherwise, there is no backup. Mr. Ryfa asked if the land is being purchased or leased. Mr. Conti stated he has a 10 year ground lease. Mr. Ruesken asked if the traffic flow and egress is shared with Popeye's. Mr. Conti stated that is correct. There are two entrances/exits. Mr. Maglish asked what the hours of operation will be. Mr. Conti stated they are planning to be open 7 days a week, 5am – 7pm or 8pm with holiday hours. Three observed holidays being; Christmas, Easter and New Years. ***Mr. Ryfa made a motion*** approving the Preliminary Site Plan to Coffee Cabin, LLC re: 219 W. Ridge Rd by Jeff Conti ***seconded by Mr. Ruesken. All favored, motion carried.*** ***Mr. Conti asked for suspension of rules and asked for Final Site Plan Approval to be granted. Mr. Ryfa made a motion*** to suspend the rules ***seconded by Mrs. Smith.*** Roll call was then taken. Mr. Ballah; in favor, Mr. Bubala; in favor, Mr. Dobosz; in favor, Mr. Ryfa; in favor, Mr. Ruesken; in favor, Mr. Maglish; in favor and Mrs. Smith; in favor. ***All favored, motion carried to suspend the rules. Mr. Maglish made a motion*** granting Final Site Plan approval to Coffee Cabin, LLC re: 219 W. Ridge Rd by Jeff Conti contingent upon the Plan Commission Engineer's approval ***seconded by Mr. Bubala.*** Mr. Schwerd stated he had reviewed the brick ordinance and it does apply in this case. Mr. Ballah asked if the entire structure is covered by logs. Mr. Conti stated that was correct. Mr. Ruesken asked if there is any stone. Mr. Conti stated the base/fireplace is 18% stone. Mr. Ryfa asked if the building specs were available for review. Mr. Conti stated he did not bring them. Mr. Schwerd stated the Plan Commission can vote on the brick variance needed at this meeting. ***Mr. Ryfa made a motion*** approving the exterior building material to consist of 18% brick vs. 75% and the remainder shall be cedar logs and the plans must be approved by the Building Commissioner ***seconded by Mr. Ruesken. All favored, motion carried.***

**Item #2 Centier Bank re: 500 N. Broad Street by Carol Highsmith and Dave Kinel; requesting permission for a Public Hearing on a 1 Lot Subdivision.**

Ms. Carol Highsmith and Mr. Dave Kinel appeared before the Plan Commission. Mrs. Highsmith stated the bank was built in 1976 and is a full service branch. The ATM machine was added in the 80's. Ms. Highsmith stated the bank has recently purchased 60' of land from the Credit Union and would like to add a third drive-up lane, relocate the ATM as well as add additional parking. Mr. Ryfa stated there is an ordinance regarding the amount of green space that can be used on any particular piece of property. A BZA variance may be needed. Mr. Kinel stated he was not aware of the ordinance. Mr. Maglish asked what the zoning is. Mr. Kinel stated the property is zoned PB. ***Mr. Ryfa made a motion*** granting permission for a Public Hearing to Centier Bank re: 500 N. Broad Street on a 1 Lot Subdivision ***seconded by Mr. Dobosz.*** Mr. Schwerd stated he will look into the possible need for a variance on the green space. ***All favored, motion is carried.***

**Item #3 Industry One re: 2055 West Glen Park Avenue; Site Plan Review for a Change of Use.**

Ms. Kimberly Ridas appeared before the Commission. Ms. Ridas stated she is a newer employee with the Industry One Company and is now their acting General Manager for the Griffith Site. Industry One is a temporary employment service that hires industrial cleaners, laborers, etc... The employees specialize in water and hydro blasting. Ms. Ridas continued in stating she will be the only employee in the office. There will occasionally be a training seminar, in which there can be up to 10 employees. There will be transportation provided to workers, drug/alcohol testing is required as well as background checks. Mr. Maglish asked if the drug testing is done on site. Ms. Ridas stated it is not. Mr. Dobosz and Mr. Ryfa

asked if there will be employees waiting around the building for work that may get passed out. Ms. Ridas stated there will not. Mr. Ryfa stated parking may be an issue. Ms. Ridas stated the employees are asked to park their vehicles at the furthest point from the building but most men are dropped off. Mr. Ruesken asked if it is already open for business. Ms. Ridas stated it is. Mr. Ryfa asked if a Griffith Business License has been issued. Ms. Ridas stated she was unsure. A business license would have been handled by her boss. Mr. Ballah asked if there is equipment stored in the office. Ms. Ridas stated the only equipment kept in the building is hard hats and safety glasses. Mr. Maglish asked if there is any equipment storage. Ms. Ridas stated there is not. Mr. Ryfa stated his concern with the Town Business license not being properly signed off on before opening for business. Mr. Ballah asked if there is a specific time the van arrives to take the workers to their job sites. Ms. Ridas stated the van comes at various times depending on the work available. Mr. Schwerd suggested the Commission continue the item to the October 8, 2014 meeting subject to an employee with a longer working history and knowledge of the company that can appear before the Commission. Mr. Maglish made a motion to continue Industry One located at 2055 W. Glen Park Ave; Site Plan Review for a Change of Use pending a town business license and a district manager with more time and experience with the company should be present seconded by Mr. Ruesken. Ms. Ridas stated she understood. Mr. Ryfa stated there are two business license applications. One states it is an employment service and another states industrial cleaning. Mrs. Smith asked how people apply to work for Industry One. Ms. Ridas stated people apply by appointment only, most gentlemen are referred. Mrs. Smith asked what the business plans are for the rest of the week. Ms. Ridas stated there is orientation scheduled for the following day (Thursday) 10:00am-2:00pm. Mr. Schwerd stated the item will be reviewed and a decision will be made whether or not they can continue to operate without proper sign offs. Mr. Maglish amended his motion. ***Mr. Maglish made a motion*** granting a continuance to the October meeting for Industry One re: 2055 West Glen Park Ave; Site Plan Review for a Change of Use. Industry One will be allowed to stay open for business until the paperwork has been reviewed ***seconded by Mr. Bubala. All favored, motion carried.***

**Item #4 Ben Murphy, Attorney re: 426 N. Broad Street; Site Plan Review for a Change of Use.**

Mr. Matt Murphy appeared before the Commission. Mr. Murphy stated he owns the property and is asking for permission to allow the house to be used as an Attorney's Office. Mr. Ballah asked if the house is next to Bridegroom. Mr. Murphy stated it is the second house south from Bridegroom. Mr. Ballah asked if there is parking in the back. Mr. Murphy stated that is correct. Mr. Ballah asked if there are any drainage issues. Mr. Murphy stated the parking area will be paved. Mr. Ballah stated elevation shots will be needed. Mr. Murphy stated he understood. ***Mr. Ryfa made a motion*** granting Preliminary Site Plan Review to Ben Murphy, Attorney re: 426 N. Broad Street for a Change of Use ***seconded by Mr. Ruesken. Mr. Ballah abstained from voting, all other members voted in favor, motion carried.*** Mr. Ryfa asked if the amount of green space was adequate in accordance with town ordinance. Mr. Schwerd stated he would review the ordinance then the Commission can notify Mr. Murphy of his findings.

**COMMUNICATIONS**

None.

**BILLS AND EXPENDITURES**

***Mr. Maglish made a motion*** to approve claims for the meetings held August 13, 2014 in the amount of \$65.00 each ***seconded by Mr. Ruesken. 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 8:14 p.m.

Respectfully Submitted

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Dave Maglish, Secretary

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Veronica L. Horka, Recording Secretary