

Town of Griffith  
Plan Commission  
August 13, 2014

The August 13, 2014 Plan Commission meeting was called to order at 7:00 p.m. by Larry Ballah with members Rob Bubala, Stan Dobosz, and Rick Ryfa. Also present was Attorney Brent Torrenga and Building Commissioner; Donche Andonov. Absent were Plan Commission Engineer; Pete Kohut, Ken Ruesken, Dave Maglish and Jennifer Smith.

The minutes from the July 9<sup>th</sup> and July 15<sup>th</sup> 2014 meetings were approved as written. All favored, motion carried.

**OLD BUSINESS**

None

**NEW BUSINESS**

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

Mr. Greg Bouwer appeared before the Commission. Mr. Bouwer is representing Titan Property Group, LLC which owns 100 W. Ridge Rd. The property has been developed for many years but was never subdivided. Mr. Bouwer then distributed drawings. Mr. Ballah stated the submittal will be passed on for review to the Plan Commission Engineer; Mr. Kohut. Mr. Ryfa asked how it was discovered that the one lot subdivision wasn't completed. Mr. Bouwer stated he is working with other town boards for approval of a new DaVita location in the shopping area. Mr. Andonov picked up on the error. **Mr. Ryfa made a motion** granting permission to advertise for a Public Hearing on a 1 Lot Subdivision to Titan Property Group, LLC, 110 W. Ridge Road **seconded by Mr. Bubala. All favored, motion carried.**

**Item #2 Bootleg Liquors II by Brian Cook re: 1955-1957 W. 45<sup>th</sup> Avenue; Change of Use Site Plan Review.**

Mr. Cook appeared before the Commission. Mr. Cook stated he purchased Jay's liquor license and it has been in escrow for approximately one year. Mr. Cook stated he also purchased 1955-1957 W. 45<sup>th</sup> Ave. (previously Rick's Grill). Mr. Ballah asked what the business hours are. Mr. Cook stated the store will be open 9:00 am to 11:00pm. Mr. Ballah asked what the square footage is. Mr. Cook stated he has 3,100 sq. ft. Mr. Ballah also asked how much car traffic is expected in relation the parking spaces available. Mr. Cook stated parking shouldn't be an issue. His business has in/out traffic with 5-6 customers at any given time and possibly 10 customers on a busy Friday evening. Mr. Dobosz asked if there will be a change in the location of the entrance. Mr. Cook stated there will not. Mr. Ballah asked if there are plans for signage. Mr. Cook stated he will install a letter sign and has already had discussion with the Building Commissioner, Mr. Andonov regarding the restrictions. **Mr. Bubala made a motion** to grant Preliminary Site Plan Review to Bootleg Liquors II by Brian Cook re: 1955-1957 W. 45<sup>th</sup> Ave **seconded by Mr. Ryfa. All favored, motion carried.** Mr. Cook asked the Commission to suspend the rules and grant Final Site Plan Approval. **Mr. Bubala made a motion** to suspend the rules **seconded by Mr. Ryfa.** Roll call was then taken. Mr. Ballah; in favor, Mr. Bubala; in favor, Mr. Dobosz; in favor and Mr. Ryfa; in favor. **Unanimous, all favored, motion carried. Mr. Bubala made a motion** granting Final Site Plan Approval to Bootleg Liquors II by Brian Cook re: 1955-1957 W. 45<sup>th</sup> Ave. **seconded by Mr. Ryfa. All favored.**

**Item #3 Big Book Legacy Group by Joe Scarmac re: 1025 E. Ridge Road; Change of Use Site Plan Review.**

Mr. Anthony Bilbro, President of Big Book Legacy Group appeared before the Commission. Mr. Bilbro stated his previous location was in Highland and the lease will be up in September. Mr. Bilbro described the group as a social club with a focus on recovery meetings. Mr. Ballah asked if it is a non for-profit organization. Mr. Bilbro stated that was correct. Mr. Ballah asked if there are any legal documents available for review. Mr. Bilbro presented their 5013C non-profit form. Mr. Bilbro also stated he has been established since 2010. Mr. Ballah asked what the location will be used for. Mr. Bilbro stated the site will be used as office space as well as the meeting location. Meetings take place throughout the day but no one stays there for the duration. Mr. Ballah asked how many people attend the meetings. Mr. Bilbro stated there can be 10-25 attendees. The meetings promote recovery from alcohol and drug addictions. Mr. Bilbro stated he has a letter of recommendation from his previous landlord. Mr. Ballah informed the petitioner that non-profit organizations are not allowed in the requested location. The petitioner will have to find another location or go before the town BZA and request a variance. At this time there was discussion whether or not the group is considered a "business". Mr. Torrenga reviewed the ordinance and it was determined that Big Book Legacy Group has no paid referrals and is not considered a "business" as defined by town ordinance. **Mr. Ryfa made a motion** granting

Preliminary Site Plan Review to Big Book Legacy Group; 1025 E. Ridge Rd. *seconded by Mr. Dobosz. All favored, motion carried.* Mr. Bilbro asked the Commission to suspend the rules and grant Final Site Plan Approval. *Mr. Bubala made a motion* to suspend the rules *seconded by Mr. Ryfa.* Roll call was then taken. Mr. Ballah; in favor, Mr. Bubala; in favor, Mr. Dobosz; in favor and Mr. Ryfa; in favor. *Unanimous, all favored, motion carried. Mr. Bubala made a motion* granting Final Site Plan Approval to Big Book Legacy Group; 1025 E. Ridge Rd. *seconded by Mr. Bubala. All favored, motion carried.*

## COMMUNICATIONS

None

## BILLS AND EXPENDITURES

*Mr. Bubala made a motion* to approve claims for the meetings held June 18, 2014 and the July 9, 2014 in the amount of \$65.00 each *seconded by Mr. Dobosz. 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 7:35 p.m.

Respectfully Submitted

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Dave Maglish, Secretary

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Veronica L. Horka, Recording Secretary