

Town of Griffith
Plan Commission
May 14, 2014

The May 14, 2014 Plan Commission meeting was called to order at 7:01 p.m. by Rob Bubala with members Dave Maglish, Stan Dobosz and Rick Ryfa. Also present was Town Attorney, Bob Schwerd. Absent was Larry Ballah, Ken Ruesken, Jennifer Smith, Plan Commission Engineer; Pete Kohut and Building Commissioner; Donche Andonov.

The minutes from the February and March 2014 meetings were continued due to lack of quorum present from the previous meetings.

OLD BUSINESS

None

NEW BUSINESS

Item #1 BAC 4 Apprenticeship Program by Pete Severson &/or Rick Kwiatkowski re: 940 N. Broad Street. Change of Use Site Plan Review. Zoning is B2.

Mr. Pete Severson appeared before the Commission representing BAC 4 Apprenticeship. Mr. Severson stated he is the full-time instructor. The building will be used as a school for union bricklayers. The union is based in Merrillville. Classes will be held day and night, year round, Monday thru Friday 6:30 am – 9:30 pm. Not much activity on Saturday's other than building maintenance (yard work, etc). They would like to have an Open House sometime this summer but all training will take place indoors. Mr. Dobosz asked Mr. Severson to be considerate of the nearby neighbors. Mr. Severson agreed and stated he has already met a few. Mr. Bubala asked where the fenced area will be located. Mr. Severson stated it will be at the west end of the parking lot. The fencing will be a 6' opaque style fence that will be used for the storage of pallets, brick/block. Eventually, there will be a garden wall with a gate. A lawn maintenance company is already under contract. Hopefully, new signage can be installed next year. Mr. Dobosz reminded Mr. Severson that building permits will be required before work begins. Mr. Severson understood. Mr. Bubala asked how quickly the work will be done. Mr. Severson stated the work will be done by the students, in spurts. The enclosure will possibly be done this summer. Mr. Maglish asked if there will be a need for installation of overhead doors. Mr. Severson stated the double doors on the west side that are already in place will be sufficient. Mr. Maglish asked if there will be office space. Mr. Severson stated there will be. Mr. Maglish asked how much of the building will be used for training purposes. Mr. Severson stated approximately 75% for training purposes. Mr. Maglish asked if there will be material handling vehicles. Mr. Severson stated there will not be any semi-trailers. The delivery trucks used are no bigger than a 2 ton truck. Mr. Maglish asked if there are plans for the parking area. Mr. Severson stated it will be used for parking only and there is already an overflow agreement signed with the Lutheran Church next door, if needed. ***Mr. Maglish made a motion*** granting Preliminary Site Plan Approval to BAC 4 Apprenticeship Program at 940 N. Broad Street ***seconded by Mr. Ryfa.*** Mr. Ryfa asked if final approval could be granted if the petitioner requested the Commission to do so. Mr. Schwerd stated that would be allowed. ***All favored, motion carried.*** Mr. Severson then asked the Commission to suspend the rules and grant Final Site Plan Approval. ***Mr. Ryfa made a motion*** to suspend the rules, ***seconded by Mr. Maglish.*** Roll call was then taken. Mr. Bubala; in favor, Mr. Maglish; in favor, Mr. Dobosz; in favor and Mr. Ryfa; in favor. ***All favored, motion carried to suspend the rules.*** ***Mr. Ryfa made a motion*** granting Final Site Plan Approval to BAC 4 Apprenticeship Program at 940 N. Broad Street ***seconded by Mr. Dobosz.*** ***All favored, motion carried.***

Item #2 Phillip M. Resler & Joyce M Steinhubel re: 525 Oakwood; Preliminary Approval for a Minor Subdivision. Zoning is R2.

Mr. Phillip Resler and Ms. Joyce Steinhubel appeared before the Commission. Mr. Resler stated he has purchased the empty lot next to his home with intentions to install a driveway and build a garage. Mr. Ryfa asked if the property has already been purchased. Mr. Resler stated it has. Mr. Ryfa asked if the Building Commissioner has seen the Site Plan. Mr. Resler stated he has. Mr. Dobosz asked if it is a 50' lot. Ms. Steinhubel stated it is a 70' lot. Mr. Dobosz asked if the garage will be attached or detached. Mr. Resler stated they are planning on a detached garage. Mr. Resler continued in stating the project will be done in phases. The concrete drive and garage pad will be done this year and the garage will be built the following year. ***Mr. Ryfa made a motion*** granting Preliminary Subdivision Approval to Phillip M. Resler and Joyce Steinhubel; 525 N. Oakwood ***seconded by Mr. Maglish.*** ***All favored, motion carried.*** Mr. Resler asked the Commission to suspend the rules and grant Final Subdivision Approval. ***Mr. Ryfa made a motion*** to suspend the rules ***seconded by Mr. Maglish.*** Roll call was then taken. Mr. Bubala; in

favor, Mr. Maglish; in favor, Mr. Dobosz; in favor and Mr. Ryfa; in favor. *All favored, motion carried to suspend the rules. Mr. Ryfa made a motion* to grant Final Subdivision Approval to Phillip M. Relser and Joyce Steinhubel; 525 N. Oakwood *seconded by Mr. Dobosz. 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 7:22 p.m.

Respectfully Submitted

Dave Maglish, Secretary

Veronica L. Horka, Recording Secretary