

Town of Griffith  
Plan Commission  
February 12, 2014

The February 12, 2014 Plan Commission meeting was called to order at 7:00 p.m. by Rob Bubala with members Dave Maglish, Rick Ryfa and Ken Ruesken. Also present was Attorney; Bob Schwerd, Plan Commission Engineer; Pete Kohut and Building Commissioner; Donche Andonov. Absent was Larry Ballah, Stan Dobosz and Jennifer Smith.

The minutes from the January 8, 2014 meeting were continued to the March 12, 2014 meeting due to lack of members present from the January meeting.

## OLD BUSINESS

### **Item #1 Griffith Public Schools by Gary Torrenga & Tom Kuhn; Site Plan Review for High School football field new turf and drainage, Revised. Zoning is OS.**

Mr. Tom Kuhn, Mr. Dion Katsouros and Ms. Sue Lauder appeared before the Commission. Mr. Kuhn stated at the January Plan Commission meeting members had concerns with the detention area. After considering the comments made, there is a new plan to relocate the detention to the area that is between the track and practice field. There is already a portion of the area already fenced. The well located in that area will need to be lowered but the connection points will be the same. Mr. Maglish asked if there will be any changes to the field's elevation. Mr. Kuhn stated there will not. Mr. Ryfa asked if there will be drainage underground and if so, where it will go to. Mr. Kuhn stated there will be underground drainage and it will permeate down to the different layers of stone, sand, etc. Mr. Bubala questioned the location of the excess dirt. Mr. Kuhn stated it is going to be temporary and will be used to fill/even out the practice field. It is a requirement to note the location of the temporary stockpile. Mr. Maglish asked if spoils are found, will they be remediated. Mr. Kuhn stated if it is necessary, they will remediate. Mr. Maglish then asked if the depth of the detention will change. Mr. Kuhn stated it will not. Mr. Maglish asked what the life span is of the turf. Mr. Kuhn stated the turf is guaranteed for 8 years but they are hoping it will last 10-12 years. Mr. Kohut stated the newly revised plans have been reviewed and everything is in order. ***Mr. Ryfa made a motion*** granting Preliminary Site Plan Approval to Griffith Public Schools for the Griffith High School football field new turf and drainage ***seconded by Mr. Maglish. All favored, motion carried.*** Mr. Kuhn then requested the Commission suspend the rules and grant Final Site Plan approval. ***Mr. Ryfa then 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. Ruesken; in favor and Mr. Ryfa; in favor. ***All favored, motion carried. Mr. Maglish made a motion*** granting Final Site Plan Approval to Griffith Public Schools for the Griffith High School football field new turf and drainage ***seconded by Mr. Ruesken. All favored, motion carried.***

### **Item #2 Town of Griffith; a Public Hearing on Ordinance No. 2014-03 amending Section 86-233 with respect to landscape treatment to be provided for signage.**

Mr. Bubala opened up the Public Hearing portion of the meeting. With no remonstrators present, Mr. Bubala closed the Public Hearing portion of the meeting. Mr. Schwerd stated the amendment to the Ordinance is to correct two areas of the original Ordinance. The first correction should read that each sign shall have at least 36 square feet of landscaping treatment encircling the base. The second should read that landscaping shall not be allowed to project higher than or obstruct the view of the sign. Mr. Ryfa asked if this agenda item is a recommendation to the Council. Mr. Schwerd stated that is correct. ***Mr. Maglish made a favorable recommendation*** to the Town Council regarding Ordinance No. 2014-03 amending Section 86-233 with respect to landscape treatment to be provided for signage ***seconded by Mr. Ruesken. All favored, motion carried.***

## NEW BUSINESS

### **Item #1 Austgen Properties by Jeff Austgen; Site Plan Review for a Change of Use a 1104 E Main Street. Proposed use is a Micro-Brewery. Zoning is B4.**

Mr. Austgen was not present. ***Mr. Ruesken made a motion*** to continue Austgen Properties by Jeff Austgen; Site Plan Review for a Change of Use at 1104 E Main Street. Proposed use is a Micro-Brewery. Zoning is B4 ***seconded by Mr. Maglish.*** Mr. Ryfa asked Mr. Andonov if he has had any communication with the petitioner. Mr. Andonov stated he expected Mr. Austgen to be present. Mr. Ryfa asked when Mr. Andonov last spoke with the petitioner. Mr. Andonov stated he spoke with Mr. Austgen just one week earlier. ***All favored, motion carried.***

## COMMUNICATIONS

None.

## BILLS AND EXPENDITURES

***Mr. Maglish made a motion*** to approve a claim for the meeting held January 8, 2014 in the amount of \$65.00 ***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 7:16 p.m.

Respectfully Submitted,

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Dave Maglish, Secretary

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Veronica L. Horka, Recording Secretary