

Town of Griffith
Plan Commission
January 8, 2014

The January 8, 2014 Plan Commission meeting was called to order at 7:01 p.m. by Larry Ballah with members Rob Bubala, Dave Maglish, Stan Dobosz and Ken Ruesken. Also present was Attorney, Brent Torrenga filling in for Town Attorney, Bob Schwerd and Building Commissioner; Donche Andonov. Absent was Rick Ryfa, Jennifer Smith and Plan Commission Engineer; Pete Kohut.

The minutes from the December 11, 2013 meeting were approved as written. All favored, motion carried.

ELECTION OF OFFICERS

Mr. Bubala made a motion for Larry Ballah to remain Chairman seconded by Mr. Ruesken. All favored, motion carried. Mr. Maglish made a motion for Rob Bubala to remain Vice Chairman seconded by Mr. Ruesken. All favored, motion carried. Mr. Ruesken made a motion for Dave Maglish to become Secretary seconded by Mr. Bubala. All favored, motion carried.

OLD BUSINESS

Item #1 Griffith Public Schools by Gary Torrenga; Preliminary Site Plan Review for High School football field new turf and drainage.

Mr. Gary Torrenga; Torrenga Engineering, Mr. Tom Kuhn; Architect and Mr. Dion; Skillman Corporation all appeared before the Commission. Mr. Kuhn stated the school would like to install a synthetic turf in the interior area of the track on the football field. The long jump/pole vault area will remain. The new turf area will have an under-drainage system that will improve the practice field by adding detention. Mr. Dobosz asked what the practice field will have. Mr. Kuhn stated they plan to recycle the black soil from the main field and reuse it on the practice field. Mr. Torrenga then stated the current drainage consists of clay pipes that run into a 12" sewer onto Wiggs with no detention. With the improvements suggested, drainage will go into the sewer at Wiggs by field under-drainage. There will be a water permeable surface to gravel under the drains to the manifold at the southwest corner of the field. The current catch basin at the north end doesn't always work. The proposal shows that water will be released thru a 4" pipe to get to Wiggs, grading uses a 1% slope which will dry the field very quickly. Mr. Maglish asked if the detention area will have a clay liner. Mr. Torrenga stated the top soil will be dug out. Mr. Dobosz asked if there will be a 12" storm sewer on Wiggs. Mr. Torrenga stated there will be. Mr. Dobosz then asked if the parking lot on the west side of the building will drain too. Mr. Torrenga stated he was unsure. Mr. Ballah asked if there will be a lower inlet on the manhole. Mr. Torrenga stated there would be. They are proposing taking it down to 6/20. Mr. Torrenga also mentioned that he has been in communication with Mr. Matt House with BF&S. Mr. House is in agreement with the proposals. Mr. Andonov stated all calculations have been reviewed and approved. Mr. Ruesken asked if there will be a 4" line going back to Wiggs. Mr. Torrenga stated there will be an 8" pipe with a 4" throttle pipe at the beginning. Mr. Dobosz asked if there will be soil stockpile. Mr. Torrenga informed that as part of the storm water pollution prevention plan there must be an identified location, even though temporary. Mr. Bubala asked what the lifespan is of the new surface. Mr. Kuhn stated it is guaranteed for 8 years but it can last 10-12 years. Mr. Dobosz asked how much higher the field will be than the current field. Mr. Kuhn stated the center of the field is actually lower but there will be a slight pitch to the track level and all the way around. Mr. Dobosz confirmed that the track will stay in place. Mr. Kuhn stated it will. Mr. Ruesken asked if similar fields have been installed in nearby communities. Mr. Kuhn stated Muster, Merrillville and Chesterton are a few that also have the desired field. Mr. Ballah asked if there will be draitile. Mr. Kuhn stated there will not. Mr. Ballah asked how thick the turf is. Mr. Kuhn stated there are 2 3/4" high yarns with sand and crumbled rubber that is 1 1/2" thick. Mr. Kuhn added that it is better than or equal to natural turf. Mr. Ruesken asked if the plans have been approved by the Lake County Storm Water Board. Mr. Andonov stated the County does not need to give their approval for this type of improvement. Mr. Dennis Zebell from Lawson Fisher & Associates is the Town's engineer for storm water. Mr. Ballah asked if there is a gate at the south east corner of the fieldhouse. Mr. Kuhn stated a fence is proposed and will be similar to the fence at the softball fields. Mr. Dobosz asked what the time schedule is. Mr. Kuhn stated they would like to bid the project in the middle of February and mobilize in middle/late March. Mr. Ruesken then stated he would like to see something done to detour people from walking in or near the detention pond. Mr. Torrenga stated there is a gravel path across from the door. Mr. Ruesken stated he would prefer people to walk around it. Mr. Kuhn stated they could install a gate. Mr. Ruesken informed the BZA that he would like people to walk around the detention. Mr. Kuhn stated there are sidewalks and a gate could be installed to secure the area. **Mr. Ruesken made a motion** granting preliminary approval to Griffith Public Schools for the Griffith High School football field new turf and drainage with a contingency that pedestrians should be required to go around the detention pond not thru it and all plans should be reviewed and approved by Mr. Dennis Zebell. Mr.

Ballah asked if Mr. Zebell's approval is needed. Mr. Andonov stated it is not necessary. ***Motion was seconded by Mr. Bubala. All favored, motion carried.*** Mr. Kuhn then asked the Commission for suspension of rules and requested final approval. ***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. Ruesken; in favor, Mr. Dobosz; in favor and Mr. Maglish; in favor. ***All favored, motion carried. Mr. Ruesken made a motion*** granting Final Site Plan Approval to Griffith Public Schools for the Griffith High School football field new turf and drainage with the contingency that pedestrians should be required to go around the detention pond not thru it ***seconded by Mr. Maglish. All favored, motion carried.***

Item #2 Discussion and preparation for a Public Hearing on an Ordinance amending Section 86-233 with respect to landscape treatment to be provided for signage.

Mr. Ballah suggested the Commission should read the Ordinance and any suggestions or thoughts should be sent to Mr. Andonov or Mr. Ballah. Mr. Andonov stated he will advertise for the Public Hearing which will take place in February. ***Mr. Bubala made a motion*** allowing Mr. Andonov to advertise the landscape ordinance ***seconded by Mr. Maglish. All favored, motion carried.***

NEW BUSINESS

None.

COMMUNICATIONS

None.

BILLS AND EXPENDITURES

Mr. Maglish made a motion to approve a claim for the meeting held November 13, 2013 in the amount of \$65.00 ***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 7:52 p.m.

Respectfully Submitted

Dave Maglish, Secretary

Veronica L. Horka, Recording Secretary