

Town of Griffith
Plan Commission
December 11, 2013

The December 11, 2013 Plan Commission meeting was called to order at 7:02 p.m. by Larry Ballah with members Rob Bubala, Dave Maglish, Jennifer Smith and Rick Ryfa. Also present was Attorney, Brent Torrenge filling in for Town Attorney, Bob Schwerd, Plan Commission Engineer; Pete Kohut. Absent was Stan Dobosz and Building Commissioner; Donche Andonov .

The minutes from the November 13, 2013 meeting were approved as written. All favored, motion carried.

OLD BUSINESS

Item #1 Killingsworth Addition to the Town of Griffith by Don Torrenge; 900 W. Avenue H a Public Hearing on a 1 Lot Subdivision. Zoning is I2.

Mr. Don Torrenge, Engineer and Mr. Ron Killingsworth appeared before the Commission. Mr. Torrenge stated the petitioner would like to subdivide and construct a building to transfer his current business to Griffith. The soil is a sandy/soil mixture and it does not pose as a problem. Mr. Killingsworth is hoping for occupancy as soon as possible due to his lease ending at his current location. Mr. Torrenge then requested suspension of the rules and asked for final approval. Mr. Ballah asked if proof of mailings and publication were in order. Mr. Torrenge stated all legal documents were in order. Mr. Ballah then opened up the Public Hearing portion of the meeting. With no remonstrators, Mr. Ballah closed the Public Hearing. Mrs. Smith asked if there will be landscaping to shield the house. Mr. Torrenge stated there are not any landscape plans yet. A septic field will exist between the house and the building. Approximately 200 ft. – 250 ft. from the building. Due to the three pipelines, Mr. Killingsworth will be dedicating 50 ft. for half of the right-of-way and an additional 20 ft. for a total of 70ft. Mr. Ballah stated the existing trees can remain on the property. Mr. Maglish asked when the construction of the building will begin. Mr. Killingsworth stated he just needs the plans from the builders. Mr. Maglish asked what type of trucks will be going in/out of the property. Mr. Killingsworth stated he owns tri-axles. Mr. Maglish asked if there will be asphalt containment. Mr. Killingsworth stated the asphalt will be used for structural fill for a heavy haul road. Mr. Kohut stated he has spoken with Mr. Torrenge and everything appears to be in order. ***Mr. Ryfa made a motion*** granting approval on a 1 Lot Subdivision for the Killingsworth Addition to the Town of Griffith; 900 W. Avenue H ***seconded by Mr. Bubala***. All favored, motion carried. Mr. Ballah stated Mr. Torrenge has asked for suspension of rules for final subdivision approval. ***Mr. Maglish made a motion*** granting suspension of rules ***seconded by Mr. Bubala***. Roll call was then taken. Mr. Ballah; in favor, Mr. Bubala; in favor, Mr. Maglish; in favor, Mrs. Smith; in favor, Mr. Ryfa; in favor and Mr. Ruesken; in favor. ***All favored, suspension of rules granted. Mr. Maglish then made a motion*** granting final approval for the Killingsworth Addition to the Town of Griffith; 900 W. Avenue H on a 1 Lot Subdivision ***seconded by Mr. Bubala***. ***All favored, motion carried.***

NEW BUSINESS

Item #1 Killingsworth Addition to the Town of Griffith by Don Torrenge; 900 W. Avenue H Site Plan Review by Don Torrenge.

Mr. Torrenge stated the property is all sand so it will percolate very well. The building is 250 ft. behind the rear property line of the existing home. There is a septic field and well. The drive will be concrete to comply with Town Ordinance. The drive will be a 1 ft. thick slab, 40 ft. wide. There will be a 40 ft asphalt road with an asphalt parking lot (budget permitting) or a temporary stone parking lot. Mr. Ryfa asked Mr. Kohut if there are any drainage issues. Mr. Kohut stated there are not. ***Mr. Bubala then granted final site plan approval*** to the Killingsworth Addition to the Town of Griffith; 900 W. Avenue H ***seconded by Mrs. Smith***. ***All favored, motion carried.*** At this time the mylar was signed and the petitioner was informed to bring a signed and recorded copy back to the Building Department.

Item #2 Discussion and recommendation to Town Council on an Ordinance amending Section 86-233, with respect to landscape treatment to be provided for signage.

Mr. Ballah stated the Ordinance will be tabled until the Building Commissioner returns from vacation to further discuss the Ordinance. Mr. Torrenga recommended the Commission make a motion. ***Mr. Ruesken made a motion*** to continue the Ordinance amending Section 86-233, with respect to landscape treatment to be provided for signage ***seconded by Mr. Maglish. All favored, motion carried.***

COMMUNICATIONS

None

BILLS AND EXPENDITURES

Mrs. Smith made a motion to approve a claim for the meeting held November 13, 2013 in the amount of \$65.00 ***seconded by Mr. Bubala. 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 7:18 p.m.

Respectfully Submitted

Jennifer Smith, Secretary

Veronica L. Horka, Recording Secretary