

Town of Griffith
Plan Commission
August 14, 2013

The August 14, 2013 Plan Commission meeting was called to order at 7:03 p.m. by Larry Ballah with members Rob Bubala, Dave Maglish, Stan Dobosz, Ken Ruesken and Rick Ryfa. Also present was Attorney, Brent Torrenga filling in for Town Attorney, Bob Schwerd, Plan Commission Engineer; Pete Kohut and Building Commissioner; Donche Andonov. Absent was Jennifer Smith.

The minutes from the July 10, 2013 meeting were approved as written. All favored, motion carried.

OLD BUSINESS

Item #1 Catalyst Handling Resource by Mark Sleeman re: 212 S. Ivanhoe Ct.; Site Plan Review for a Change of Use. Zoning is I1. This item is a continuation from the reviews held on July 10, 2013, June 12, 2013, April 8, 2013 and May 8, 2013 (petitioner absent).

Mr. Sleeman appeared before the Commission. Mr. Sleeman presented a plot plan with a proposed survey. Mr. Ballah asked what kind of fence will be installed. Mr. Sleeman stated he will be installing a chain link fence with slats. Mr. Ruesken asked what the fence height will be. Mr. Sleeman stated he will install a 6' fence. Mr. Ruesken then asked if there will be overnight parking before the fencing is in place. Mr. Sleeman said he will not use the space for overnight parking until the fencing is installed. Mr. Ryfa reminded Mr. Sleeman that there were other issues discussed. I.e. operating without a business license as well as getting a determination of what were the contents of the barrels on site that may/may not have been cleaned over the drains. Mr. Andonov informed the Commission that Hammond sanitary had taken samples but Mr. Andonov has not heard back. Mr. Ryfa asked for Mr. Andonov to follow up. Mr. Ballah asked if the business is non-conforming and has continued to operate without a town business license. Mr. Andonov informed the Commission the business license application has been applied for but is being held pending the Plan Commission's approval. Mr. Ryfa stated that he would like a follow-up with the Hammond Sanitary District regarding the contents of the barrels. Mr. Maglish asked how long until the fence will be in place. Mr. Sleeman stated one month. Mr. Torrenga stated that any violation beyond the zoning code should be directed and followed up the tickets. Mr. Bubala granted Preliminary Site Plan Approval to Catalyst Handling Resource by Mark Sleeman; 212 S. Ivanhoe Ct. seconded by Mr. Maglish. All favored, motion carried. Mr. Sleeman then requested the Commission to suspend rules and grant final approval. Mr. Maglish made a motion granting suspension of the rules seconded by Mr. Bubala. Roll call was then taken. Mr. Ballah; in favor, Mr. Bubala; in favor, Mr. Maglish; in favor, Mr. Dobosz; in favor, Mr. Ruesken; in favor, Mr. Ryfa, in favor. Mr. Bubala made a motion granting Final Site Plan Approval with the contingency that a 6' fence in installed seconded by Mr. Maglish. Mr. Ryfa asked where the trucks will be parked. Mr. Sleeman stated he will park the trucks outside behind the fence. Mr. Ryfa opposed. All other members voted in favor. Motion carried.

Item #2 912 Ave. H, LLC by Nick Georgiou, Carlos Ruiz and Doug Rettig (Land Technologies, Inc.); re: 912 W. Ave. H; Site Plan Review for parking lot. Zoning is I1. This review is for modifications to the Site Plan approved at the July 10, 2013 Plan Commission meeting.

Mr. Carlos Ruiz & Mr. Nick Georgiou appeared before the Commission. Mr. Georgiou stated final approval has already been granted but there will be a slight change from when he last appeared before the Commission. Mr. Andonov asked if Area 4 was being added. Mr. Georgiou stated they are not. Mr. Georgiou stated they will be paving from the house forward and eliminating 20 parking spaces at the southwest corner of the property. The pavement will be 2-3 course with single inch paving. Mr. Ballah asked is drawing had been submitted. Mr. Georgiou stated they have. Mr. Ruesken asked if new drainage figures are needed. Mr. Kohut stated they are not needed and everything should be fine. Mr. Maglish asked why changes were made since the approval was granted. Mr. Georgiou stated his contractor; Walsh & Kelly made the recommendation for the modifications. Mr. Ryfa made a motion approving modifications to the Final Site Plan approval previously granted seconded by Mr. Bubala. All favored, motion carried.

Item #3 New Oberpfalz Brewing by Dan Lehnerer re: 121 E. Main Street; a Public Hearing on a 1 Lot Subdivision. Zoning is B2. Petitioner has requested a continuance. Mr. Maglish made a motion granting a continuance to the September 25, 2013 meeting seconded by Mr. Dobosz. All favored, motion carried.

Item #4 O'Reilly Auto Parts re: 600 East Ridge Road; a Pubic Hearing on a 1 Lot Subdivision. Zoning is B3.

Mr. Jared Davis of Anderson Engineering appeared before the Commission representing O'Reilly Auto Parts. Mr. Davis proposed a 7,500 square foot building for O'Reilly Auto Parts. Mr. Ballah asked if the existing building will be demolished. Mr. Davis stated that was correct. Mr. Ballah then opened up the Public Hearing portion of the meeting. No remonstrators appeared before the Commission. Mr. Ballah then closed the Public Hearing portion of the meeting. Mr. Ryfa made a motion granting Preliminary Approval for a 1 Lot Subdivision to O'Reilly Auto Parts at 600 E. Ridge Rd. seconded by Mr. Bubala. All favored, motion carried. Mr. Davis then asked the Commission to suspend the rules and asked for Final Approval. Mr. Dobosz made a motion to suspend the rules seconded by Mr. Maglish. All favored, motion carried. Roll call was then taken. Mr. Ballah; in favor, Mr. Bubala; in favor, Mr. Maglish; in favor, Mr. Dobosz; in favor, Mr. Ruesken; in favor, Mr. Ryfa, in favor. Mr. Bubala made a motion granting final approval to O'Reilly Auto Parts; 600 E. Ridge Rd. on a 1 lot subdivision seconded by Mr. Ryfa. All favored, motion carried.

NEW BUSINESS

Item #1 New Oberpfalz Brewing by Dan Lehnerer re: 121 E. Main Street; Preliminary Site Plan Review for a Micro Brewery. Zoning is B2. Petitioner has requested a continuance.

Mr. Dobosz made a motion granting a continuance to the September 25, 2013 meeting seconded by Mr. Ryfa. All favored, motion carried.

Item #2 O'Reilly Auto Parts by Jared Davis of Anderson Engineering re: 600 East Ridge Road Preliminary Site Plan Review for an Auto Parts Store. Zoning is B3.

Mr. Jared Davis of Anderson Engineering appeared before the Commission representing O'Reilly Auto Parts. Mr. Kohut confirmed that the drives shall be concrete NOT asphalt. At Norwood and Ridge Road where the sidewalk meets the road, it must be an ADA

handi-cap sidewalk. Mr. Davis understood. Mr. Kohut also stated that there must be a sidewalk across Ridge Road. Mr. Davis also agreed to that. Mr. Bubala asked what the time frame is. Mr. Davis stated he would like to start the project as soon as possible. Mr. Maglish asked what the delivery hours will be. Mr. Davis stated they will take delivery 5 days a week between the hours of 4-5 a.m. Deliveries should only last 8-12 minutes. Mr. Maglish asked if there will be silt fencing during demo/remediation. Mr. Davis said there would. Mr. Andonov stated there must be fencing or plants on the northwest side going west. Mr. Kohut noted that there should be fencing along the trash pad. Mr. Davis stated there are thick trees already in place. Mr. Torrenga stated planted screenings are sufficient. Mr. Andonov asked the Commission to make a motion allowing the mylars to be signed outside of a meeting. Mr. Ryfa made a motion granting Preliminary Site Plan Review for O’Reilly Auto Parts; 600 E. Ridge Rd. seconded by Mr. Maglish. All favored, motion carried. Mr. Davis then asked the Commission to suspend the rules and asked for Final Approval. Mr. Ryfa made a motion to suspend the rules seconded by Mr. Dobosz. All favored, motion carried. Roll call was then taken. Mr. Ballah; in favor, Mr. Bubala; in favor, Mr. Maglish; in favor, Mr. Dobosz; in favor, Mr. Ruesken; in favor, Mr. Ryfa, in favor. Mr. Maglish made a motion granting final approval to O’Reilly Auto Parts; 600 E. Ridge Rd. on a 1 lot subdivision and added that the mylars may be signed outside of a Plan Commission meeting seconded by Mr. Ruesken. All favored, motion carried.

COMMUNICATIONS

None.

BILLS AND EXPENDITURES

Mr. Ruesken made a motion to approve a claim for the meeting held July 10, 2013 in the amount of \$65.00 *seconded by Mr. Maglish. 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 7:47 p.m.

Respectfully Submitted

Jennifer Smith, Secretary

Veronica L. Horka, Recording Secretary