

Town of Griffith
Plan Commission
July 10, 2013

The July 10, 2013 Plan Commission meeting was called to order at 7:05 p.m. by Larry Ballah with members Dave Maglish, Stan Dobosz, Ken Ruesken and Rick Ryfa. Also present was Town Attorney, Bob Schwerd and Plan Commission Engineer; Pete Kohut. Absent were Rob Bubala, Jennifer Smith and Building Commissioner; Donche Andonov.

The minutes from the June 12, 2013 meeting and minutes from the special meeting held June 19, 2013 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 June 12, 2013, April 8, 2013 and May 8, 2013 (petitioner absent).

Mr. Mark Sleeman; 3422 Eder St., Highland, IN appeared before the Commission. Mr. Sleeman stated the fence issue has not yet been resolved. The property landlord has an agreement with Mr. Sleeman allowing him temporary use of another location (Hammond) to park/store his outdoor equipment until there is a fencing solution at the Griffith site. Mr. Sleeman stated he is still pursuing a fence at the Griffith location but would like a continuance to the August 14, 2013 meeting. Mr. Ballah asked if a Site Plan showing the proposed fence would be submitted for the August meeting. Mr. Sleeman stated a Site Plan will be available then. **Mr. Dobosz made a motion to continue** Catalyst Handling Resource by Mark Sleeman re: 212 S. Ivanhoe Ct.; Site Plan Review for a Change of Use **seconded by Mr. Ryfa**. Mr. Ballah informed Mr. Sleeman, plans are needed 10 days prior to the meeting date for proper review. Mr. Sleeman understood. **All favored, motion carried.**

Item #2 912 Ave. H, LLC by Nick Georgiou, Carlos Ruiz and Doug Rettig (Land Technologies, Inc.); re: 912 W. Ave. H; Secondary Site Plan Review for parking lot. Zoning is I1. This review is a continuation of the review held at the June 12, 2013 Plan Commission Meeting and the June 19, 2013 Special meeting. Zoning is I2.

Mr. Nick Georgiou, Mr. Carlos Ruiz and Mr. Doug Rettig appeared before the Commission. Mr. Georgiou stated the SWPPP has been submitted and other issues/concerns mentioned at the June 12, 2013 meeting have been addressed including landscaping/signage. Mr. Kohut agreed that all submittals appear to be in order. Mr. Georgiou also stated the entrance lighting is under discussion with NIPSCO. **Mr. Ryfa made a motion** to grant Final Site Plan approval to 912 Ave. H, LLC by Nick Georgiou, Carlos Ruiz and Doug Rettig (Land Technologies, Inc.); re: 912 W. Ave. H; for parking lot. Zoning is I1 **seconded by Mr. Ruesken**. **All favored, motion carried.**

Item #3 Griffith Public Schools by Thomas Kuhn (Carras-Szany-Kuhn, Architects); Site Plan Review for a new Softball field at the High School. Location is on Pine Street. This review is a continuation of the introductory review held at the June 19, 2013 Special Meeting.

Attorney Rhett Tauber, Mr. Kuhn; Architect, Mr. Pete Morikis; Griffith Schools Superintendent and Mr. Erin Borowick, Griffith Schools appeared before the Commission. Mr. Tauber stated the proposed softball fields are just west of the baseball fields. There is proposed lighting also. Mr. Tauber also stated the SWPPP has been submitted and Torrenge Engineering is working on drainage calculations. Mr. Ballah asked if a study has been done with regarding to how much lighting will be spilling onto nearby property owners lots. Mr. Kuhn stated the lighting is high tech focused lighting, which has minimal spill. Mr. Kuhn stated he can submit the lighting information to Mr. Andonov for review. Mr. Ballah agreed. Mr. Dobosz asked how close the poles are to the street. Mr. Kuhn stated the poles near the street are facing south and are approximately 15' away from the sidewalk. Mr. Kohut stated he has spoken with the architect regarding the drainage capacity and the possibility of tying into Pine Street if necessary. Mr. Maglish asked what the elevation will be. Mr. Kuhn stated elevation will be a couple feet higher than the sidewalk. Mr. Dobosz asked if the field will be sloped.

Mr. Kuhn stated it will. Mr. Dobosz asked if the pipeline is located near the right field fence location. Mr. Kuhn stated that was correct and the fence will have two 24' wide gates. Mr. Dobosz asked if NIPSCO was okay with that. Mr. Kuhn stated all interested parties are in agreement. Mr. Kohut asked for more information on the parking area. Mr. Kuhn stated 8 parking spaces will be eliminated. Mr. Kohut asked what the effect will be eliminating those spots. Mr. Morikis stated there are usually parking spot available along Pine Street and Wiggs. Mr. Morikis does not foresee an issue. Mr. Dobosz stated parking may be an issue if two games are scheduled for the same time (baseball & softball). Mr. Morikis stated they will try to avoid that. Mr. Kuhn stated 30' safety netting has been incorporated on the softball field area past the baseball field bleachers. Mr. Kohut asked if additional off street parking on the other side of the trail had been discussed. Mr. Morikis stated that was not discussed because the swale is needed to help with water overflow created from the Beiriger addition. Mr. Ryfa asked if the construction of the softball field will displace water. Mr. Kuhn stated the engineer's letter indicated that service drains will be directed to french drains. Mr. Ruesken asked who has approved the french drain calculations. Mr. Kohut stated the schools are having the study done then Butler Fairman & Seufert will review the findings. **Mr. Ryfa made a motion** granting preliminary site plan review to Griffith Public Schools by Thomas Kuhn (Carras-Szany-Kuhn, Architects); for a new Softball field at the High School contingent upon approval of drainage calculations by Butler Fairman & Seufert, approved SWPPP as well as the Soil Erosion Permit from IDEM **seconded by Mr. Ruesken. All favored, motion carried.** Mr. Tauber asked for suspension of rules and asked for final approval. **Mr. Ryfa made a motion** to suspend the rules for final approval **seconded by Mr. Maglish.** Roll call was then taken. Larry Ballah; in favor, Dave Maglish; in favor, Stan Dobosz; in favor, Rick Ryfa; in favor and Ken Ruesken; in favor. **All favored, motion carried. Mr. Ryfa made a motion** granting Final Site Plan Approval to Griffith Public Schools by Thomas Kuhn (Carras-Szany-Kuhn, Architects); for a new softball field at the high school contingent upon approval of drainage calculations by Butler Fairman & Seufert, approved SWPPP as well as the Soil Erosion Permit from IDEM **seconded by Mr. Maglish. All favored, motion carried.**

NEW BUSINESS

Item #1 O'Reilly Auto Parts by David Smith of Bayer Becker (Surveyor) re: 600 E. Ridge Road; requesting permission for a Public Hearing on a 1 Lot Subdivision. Zoning is B3.

Mr. David Smith of Bayer Becker, 6900 Tylersville Rd., Ohio appeared representing O'Reilly Auto Parts. Mr. Smith stated he is requesting to be placed on the August Planning Commission agenda for O'Reilly Auto Parts. Mr. Ballah stated he is in receipt of an email allowing Mr. Smith to appear before the Commission on behalf of O'Reilly Auto Parts. **Mr. Ryfa made a motion** granting permission to advertise for a Public Hearing on a 1 Lot Subdivision to O'Reilly Auto Parts by David Smith of Bayer Becker (Surveyor) re: 600 E. Ridge Road **seconded by Mr. Maglish. All favored, motion carried.**

Item #2 BSE Inc. by Bre Stover and Tim Sims re: 139 Gatlin Drive; Site Plan Review for a Change of Use. Zoning is II.

Mr. Tim Sims; 1370 Tanglewood Ct., Crown Point and Mr. Kevin Wlazlo; 1370 Lakewood Ln., Schererville appeared before the Commission. Mr. Wlazlo; Vice President of Operations, was representing Ms. Stover. BSE is a laundry facility that washes greens (uniforms) for contractors. Electric, Gas & Water will be brought to the site. Mr. Ballah asked if there is a proposed addition to the site. Mr. Sims stated there is not. Mr. Sims continued in stated all liquid type soaps (orange citrus based) will be used, water temperatures will be approximately 120 degrees. There will also be bafelds & holding tanks before that water ever gets to the sewer system. Mr. Sims stated the petitioner is asking for preliminary and final approval. Mr. Ballah asked if the existing water service is adequate for the proposed service being done. Mr. Sims stated it is not. A secondary 2" line will be brought in to the building and the existing sewer system is adequate. Mr. Sims stated the water quantity is currently not sufficient. Mr. Kohut stated the pre-treatment plans sound sufficient. Mr. Maglish asked if there will need to be additional drainage. Mr. Sims stated there will not be a need for additional. Mr. Maglish asked about venting, Mr. Sims stated they will use open pit. Mr. Maglish questioned the drying facility. Mr. Sims stated there will be vents at every dryer and each will be vented to the exterior of the building. Mr. Ryfa asked what the current volume of greens is compared to what is expected at the new facility. Mr. Wlazlo stated they are currently

working at 2,000 lbs. per day. Mr. Ruesken asked if the existing business site will remain open or will it be closed to expand into this new proposed location. Mr. Wlazlo stated the current site will close. Mr. Ryfa asked what type of environment the greens are coming from. Mr. Wlazlo stated the greens come from steel mills, bars and restaurants and mechanic shops. Mr. Ryfa stated his concern with the discharge going into the sanitary system. Mr. Sims stated there was discussion of installing an inspection catch basin. Mr. Ryfa stated if approval is granted there may be a possibility of a monitoring system. Mr. Sims stated that would be fine. Mr. Schwerd asked Mr. Sims if there has been any discussion with Hammond regarding pre-treatment. Mr. Sims stated they have not. Mr. Sims stated their current washing facility is in Hammond so there shouldn't be a change in their system. Mr. Maglish asked what the situation will be for truck access and parking. Mr. Sims stated everything will come thru the front of the building. Mr. Maglish asked what will be staged on site (overnight parking). Mr. Sims stated the vehicles used are standard vans working 6 days a week with 5 employees. The van will be there a very limited amount of time. Mostly drop off and pick up loads. Mr. Maglish asked where the vans will be parked on Sundays. Mr. Wlazlo stated the vans will be parked in the lot overnight. Mr. Ballah asked if that will be a problem. Mr. Schwerd stated that should not be an issue. Mr. Maglish asked if there are any trailers. Mr. Sims stated there will not. **Mr. Ryfa made a motion** granting preliminary site plan approval to BSE Inc. by Bre Stover and Tim Sims re: 139 Gatlin Drive **seconded by Mr. Ruesken. All favored, motion carried.** Mr. Sims requested suspension of rules for final approval. **Mr. Maglish made a motion** granting suspension of rules **seconded by Mr. Dobosz.** Roll call was then taken. Larry Ballah; in favor, Dave Maglish; in favor, Stan Dobosz; in favor, Rick Ryfa; in favor and Ken Ruesken; in favor. **All favored, motion carried.** **Mr. Ryfa made a motion** granting final site plan approval to BSE Inc. by Bre Stover and Tim Sims re: 139 Gatlin Drive contingent upon the petitioner's cooperation if a secondary monitoring station is deemed necessary **seconded by Mr. Dobosz. All favored, motion carried.**

Item #3 New Oberpfalz Brewing by Dan Lehnerer re: 121 E. Main Street; requesting permission for a Public Hearing on a 1 Lot Subdivision. Zoning is B2.

Mr. Ryfa informed the Commission that the petitioner would like a continuance due to environmental work on the site. Mr. Ryfa asked Mr. Schwerd if approval for Public Hearing is granted, how long it would be good for. Mr. Schwerd stated the Commission can make that determination. **Mr. Ryfa then made a motion** granting permission to hold a Public Hearing to New Oberpfalz Brewing by Dan Lehnerer re: 121 E. Main Street; requesting permission for a Public Hearing on a 1 Lot Subdivision. The permission to advertise will be permitted for 100 days **seconded by Mr. Maglish. All favored, motion carried.**

Item #4 Fagan Miller Funeral Home by Michael Wick & Vlado Kozlino re: 242 N. Griffith Blvd.; Site Plan Review on parking lot revision. Zoning is PB.

Mr. Vlado Kozlino; 11003 Thiel St., St. John, IN, appeared before the Commission. Mr. Kozlino stated Fagan Miller would like to better utilize lot for parking. Mr. Kozlino stated they are proposing to remove and replace the existing asphalt and filling in the center. The trees currently in the center will be removed. Mr. Kozlino stated the Town has requested a fence at the back of the lot and Fagan Miller will comply with a 6' fence. The drainage will be sheet drainage and tied into the existing system. A catch basin will be placed at Griffith Blvd & Lake St. Mr. Kohut questioned the retention wall against the ally. Mr. Kozlino said the entire corner will be replaced and will meet ADA requirements as well as match the sidewalk across the street. The 6" burm will be extended along the ally. Mr. Dobosz asked if the only fencing is at the rear of the property. Mr. Kozlino stated that was correct. Mr. Ballah asked if there will be grading so water will run away from the dental office. Mr. Kozlino stated that was correct. Mr. Dobosz asked if there is any proposed lighting. Mr. Kozlino stated the existing lighting will be used. Mr. Ballah asked if the existing sidewalk will stay. Mr. Kozlino stated it will stay. Mr. Ballah asked if there is a one way in/out. Mr. Kozlino stated that was correct. Mr. Ruesken asked what the dimension is from the property line to the Dentist office. Mr. Kozlino stated there is 6' from the edge of the asphalt, which is the property line. Mr. Ryfa made a motion granting preliminary site plan approval to Fagan Miller Funeral Home by Michael Wick & Vlado Kozlino re: 242 N. Griffith Blvd on parking lot revision **seconded by Mr. Maglish. All favored, motion carried.** Mr. Kozlino requested suspension of rules for final approval. Mr. Ruesken made a motion granting suspension of the rules **seconded by Mr. Ryfa.** Roll call was then taken. Larry Ballah; in favor, Dave Maglish; in favor, Stan Dobosz; in favor, Rick Ryfa; in favor and Ken Ruesken; in favor. **All favored, motion**

carried. All favored, motion carried. Mr. Ruesken made a motion granting final site plan approval to Fagan Miller Funeral Home by Michael Wick & Vlado Kozlino re: 242 N. Griffith Blvd on parking lot revision *seconded by Mr. Dobosz. All favored, motion carried.*

COMMUNICATIONS

None.

BILLS AND EXPENDITURES

Mr. Ruesken made a motion to approve a claim for the May 8, 2013 Plan Commission minute preparation in the amount of \$65.00 **seconded by Mr. Ryfa. All favored, motion carried.**

Mr. Ruesken made a motion to approve a claim for the special meeting held June 19, 2013 in the amount of \$65.00 **seconded by Mr. Ryfa. 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 7:58 p.m.

Respectfully Submitted

Jennifer Smith, Secretary

Veronica L. Horka, Recording Secretary