

Town of Griffith

Plan Commission – Special Meeting

June 19, 2013

The June 19, 2013 Plan Commission special meeting was called to order at 7:02 p.m. by Larry Ballah with members Rob Bubala, Dave Maglish, Stan Dobosz, Ken Ruesken and Rick Ryfa. Also present was Town Attorney, Brent Torrenga filling in for Bob Schwerd, Plan Commission Engineer; Pete Kohut and Building Commissioner; Donche Andonov. Absent was Jennifer Smith.

**OLD BUSINESS**

**Item #1 912 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.**

Mr. Georgiou, 10448 Whitewater Crossing, St. John, IN and Mr. Doug Rettig of Land Technologies; 8015 Cleveland Pl., Merrillville, appeared before the Commission. Mr. Rettig stated all the revised calculations and SWPPP have been submitted and finalized today. Mr. Ryfa asked what the expected volume of vehicles in the lot will be. Mr. Ruiz stated there are 50 vehicles wanting to use the space which is currently gravel and over the next two-three weeks there will be an additional 50 vehicles. The maximum capacity is 150 vehicles. Mr. Ruesken asked what the timeline is. Mr. Ruiz stated Walsh & Kelly needs 10 days notice to begin work. Mr. Ruiz then asked how long they will have to wait for building permits. Mr. Andonov suggested the petitioner apply for the permit ahead of time and then once approval is granted the permit can be picked up immediately. Mr. Kohut commented on the lighting and landscaping. Mr. Rettig stated the lighting will be done at a later date due to current working conditions allow for longer daylight hours. Mr. Kohut stated he and Mr. Rettig need to further discuss the lighting and the landscaping. Mr. Dobosz asked how long the lot will be used for the Enbridge project. Mr. Rettig stated it is a 9-10 month project. Mr. Kohut explained that the lighting requirement is for vehicle and employee security. Mr. Kohut then asked if there is lighting located at the lot entrance. Mr. Ruiz stated there will be security on site and temporary road signs. Mr. Dobosz asked if there is a NIPSCO pole for lighting. Mr. Ruiz stated there is not. Mr. Maglish suggested sanitary stations to help control the dust on the lot. ***Mr. Ryfa made a motion to continue 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 to the July 10, 2013 meeting but in the meantime granting approval for temporary parking on the gravel area seconded by Mr. Dobosz. All favored, motion carried.***

**NEW BUSINESS**

**Item #1 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.**

Mr. Pete Morikis; Griffith School Superintendent and Mr. Tom Kuhn; architect appeared before the Commission. Mr. Morikis stated the school would like to propose a new softball field that will be located west of the current baseball field. There will be lighting, a pressbox, bleacher and fencing. There will also be lighting installed at the baseball fields. The parking area will decrease and there will be a change in the drive location. Mr. Ruesken asked how much parking will be lost. Mr. Kuhn stated the parking will decrease by 8 spots. Mr. Kuhn continued in stating there is also a NIPSCO and Buckeye easement on the proposed lot. Buckeye is requiring removal of trees. Mr. Dobosz asked how much lighting will be installed. Mr. Kuhn stated there will be 4 poles installed off of the easement at the softball fields and 8 poles at the baseball fields. Mr.

Dobosz asked for more information on the concession stand. Mr. Morikis stated both the baseball and softball fields will use the concession stand and the pressbox will be similar to the JV Field's pressbox. The proposed pressbox will be smaller than the JV pressbox and will have a covered shelter which will also be used by the Diamond Club for grilling. Mr. Maglish asked if there will be a washroom. Mr. Morikis stated they are planning to use the existing washroom. Mr. Morikis stated the irrigation will be extended from the baseball field and the washroom will remain co-ed. Mr. Bubala asked what the tentative completion date is. Mr. Morikis stated they would like to have grass down in the outfield by August 15<sup>th</sup>. There will be a bid opening June 20<sup>th</sup> @ 3:00 p.m. and bids will be awarded the following Thursday. Mr. Ballah asked if there are any issues with NIPSCO. Mr. Morikis stated there are none. Mr. Dobosz asked what the field dimensions are. Mr. Morikis stated they are in line with the IHSA standards; 185' to the back fence. Mr. Kohut then asked if there are any stormwater issues. Mr. Kuhn stated he was unsure if a SWPPP would be needed. Mr. Ryfa asked why the petitioners are before the Commission. Mr. Torrenga stated the request is a Change of Use Development, there will be permits issued and there is also a stormwater prevention plan that will need to be reviewed. Mr. Ruesken asked what permits are needed. Mr. Kohut stated a SWPPP permit may be needed. ***Mr. Bubala made a motion to continue*** Griffith Public Schools by Thomas Kuhn (Carras-Szany-Kuhn, Architects); Site Plan Review for a new Softball field at the High School to the July 10, 2013 meeting ***seconded by Mr. Dobosz. All favored, motion carried.***

## COMMUNICATIONS

None

## BILLS AND EXPENDITURES

None

## 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 7:31 p.m.

Respectfully Submitted

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Jennifer Smith, Secretary

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Veronica L. Horka, Recording Secretary