

Town of Griffith
Plan Commission
June 12, 2013

The June 12, 2013 Plan Commission meeting was called to order at 7:07 p.m. by Rob Bubala with members Dave Maglish, Stan Dobosz, Jennifer Smith and Rick Ryfa. Also present was Town Attorney, Bob Schwerd, Plan Commission Engineer; Pete Kohut and Building Commissioner; Donche Andonov. Absent were Larry Ballah and Ken Ruesken.

The minutes from the May 8, 2013 meeting were approved as written. All favored, motion carried.

OLD BUSINESS

Item #1 Catalyst Handling Resource by Mark Sleeman re: 212 S. Ivan hoe Ct.; Site Plan Review for a Change of Use. Zoning is I1. This item is a continuation from the review held on April 10, 2013 and also continued from May 8, 2013 meeting from which the petitioner was absent.

Mr. Mark Sleeman; 3422 Eder St., Highland, IN appeared before the Commission. Mr. Bubala asked if Mr. Sleeman could provide an update on the status of requirements requested at the April 10, 2013 meeting. Mr. Sleeman stated his landlord, Mr. Santacaterina, has agreed to the fencing that was requested. Mr. Sleeman also stated he would like Mr. Andonov to go to the property and show them where the fence needs to go. The need for a fence is to have a place to store equipment, but it does not stay on site consistently. Mr. Santacaterina has agreed to do whatever is needed to satisfy the Town. Mr. Dobosz stated Mr. Sleeman should contact the fence company and have them lay out a plan that Mr. Santacaterina, Mr. Sleeman and Mr. Andonov will all agree upon. Once that has been done, a proposal/plan should then be submitted to the Commission for review. Mr. Sleeman stated the property owner will be paying for the fence. Mr. Ryfa asked if the list of required documents requested at the April 10, 2013 meeting have been submitted. Mr. Andonov stated documents had been emailed to all Commission members. Mr. Maglish asked if any cleaning is being done in the street. Mr. Sleeman stated there is not. Mr. Ryfa asked what the status is for the Town Business License. Mr. Sleeman stated he has filled out the application and paid the fee due. The last step is approval from the Commission. Mr. Andonov explained the Business License is being held until the Site Plan approval has been granted. **Mr. Dobosz made a motion to continue** Catalyst Handling Resource by Mark Sleeman; 212 S. Ivan hoe Ct.; Site Plan Review for a Change of Use. Also, the petitioner shall provide a diagram/drawing showing where the fence and storage area will be located **seconded by Mr. Maglish. 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.

Mr. Georgiou, 10448 Whitewater Crossing, St; John, IN and Mr. Doug Rettig of Land Technologies; 8015 Cleveland Pl., Merrillville, appeared before the Commission. Mr. Georgiou stated the engineering issues discussed at the May Plan Commission meeting have been resolved. Mr. Rettig stated the property is currently being used for semi parking and parking of heavy equipment. The current proposal is for an employee parking area for the Enbridge project that has started. Mr. Rettig continued in stating that the proposal will allow for 150 cars to be parked in front of the building. The south end (front of the house) of the site will be improved for parking with asphalt, the rest of parking will remain gravel. Both sides of the driveway will be paved. The parking stalls will be 10'x20'. There will also be a storm sewer installed to take care of a small drainage problem. There are existing ponds on the property and they will be connecting the two ponds to equalize the water levels. The north end (25-30 acres) of the property is wetlands. A detention pond will not be helpful. Mr. Maglish asked where vehicle runoff will go. Mr. Rettig stated a storm water prevention pollution plan is being prepared and will be available on Friday, June 14th. Mr. Maglish asked what the project timeline is. Mr. Rettig stated the project is gearing up. Mr. Maglish also asked if there will be port-a-johns. Mr. Georgiou stated there will be port-a-johns available for the employees. Mr. Georgiou stated there will be security on site. Mr. Ryfa asked if the property in question is considered a wetland area. Mr. Rettig stated it is not. Mr. Ryfa also asked if the proposal will effect nearby neighbors. Mr. Rettig stated there is no landscape buffer in place. The trees will remain in place. Mr. Ryfa asked if the County will be involved in permitting. Mr. Rettig stated they will. Mr. Kohut stated the storm water plans will be reviewed by the State, County and also BF&S. Mr. Maglish requested State, County & BF&S should approve before the Commission grants approval. Mr. Maglish 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 10th meeting (or a special meeting to be held in a week) before granting final approval. Mr. Georgiou stated he was hoping for final approval now and would like permits Thursday or Monday and hopes to pave in 10 days. Mr. Andonov asked if the paving contractor is under contract yet. Mr. Ruiz stated they are. Mr. Ryfa asked if fencing is planned. Mr. Ruiz stated it is not. Mr. Ryfa stated fencing was mention at the last meeting. Mr. Rettig stated at this time, they are only looking for approval on the parking. Mr. Ruiz stated there will not be any dust issues for nearby property owners. Mr. Ryfa

asked what documentation is pending for final approval. Mr. Maglish stated a storm sewer plan is needed. Mr. Schwerd mentioned there was discussion at the last meeting regarding vehicle/truck parking and the plans specify truck parking but with no trucks in the front. Mr. Kohut also stated the plans read parking spaces but the locations are not shown on the plans. Mr. Kohut also mentioned the plans being reviewed were submitted yesterday (Tuesday, June 11th), which is not a sufficient amount of time for review. The new plans do not show what parking spaces will be asphalted, there is a residence next door, so a landscape plan is needed and lastly storm water has not been reviewed. Mr. Bubala asked if 2 weeks is an adequate time for review. Mr. Kohut stated 2 weeks is would be fine. Mr. Bubala asked Mr. Schwerd how many days are necessary for public notice. Mr. Schwerd stated 48 hours is needed. Mr. Maglish amended his motion. The new motion is as follows: Mr. Maglish 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 for two weeks (June 26th @ 6:00 p.m.) seconded by Mr. Dobosz. Mr. Ryfa asked for a roll call on this motion. Roll call was then taken. Mr. Maglish; in favor, Mr. Dobosz; in favor, Mr. Bubala; against, Ms. Smith; abstain and Mr. Ryfa; against. Motion fails. Mr. Ryfa made a motion to grant final site plan approval contingent upon the approval of the Town Engineer, Town Attorney and Building Commissioner seconded by Mr. Bubala. Mr. Dobosz and Mr. Maglish are against the motion and Ms. Smith abstained. Motion fails. Mr. Dobosz stated a continuance for 2 weeks would satisfy all Commission members. Mr. Ryfa asked when Enbridge is scheduled to start construction that would have an effect on the lot. Mr. Ruiz stated welders and fitters will begin on Friday the 14th. Mr. Ryfa asked if Wednesday June 19th (one week) would be sufficient time for review of the water runoff and engineering for the proposed sewer. Mr. Kohut stated that would be fine. Mr. Ryfa stated all other approvals must be in place by the Wednesday, June 19, 2013. **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 June 19, 2013 @ 7:00 p.m. **seconded by Mr. Maglish.** Ms. Smith; abstained, **all others favored, motion carried.** Mr. Andonov shall provide the petitioner's the cost for the special meeting by the end of the week.

NEW BUSINESS

None.

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 7:54 p.m.

Respectfully Submitted

Jennifer Smith, Secretary

Veronica L. Horka, Recording Secretary