

Town of Griffith
Plan Commission
May 8, 2013

The May 8, 2013 Plan Commission meeting was called to order at 7:02 p.m. by Larry Ballah, with members Rob Bubala, Dave Maglish, Ken Ruesken and Rick Ryfa. Also present was Town Attorney, Bob Schwerd and Building Commissioner; Donche Andonov. Absent were Stan Dobosz, Jennifer Smith and Plan Commission Engineer; Pete Kohut.

The minutes from the April 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 II.

The petitioner, Mr. Sleeman, was not present. Mr. Andonov stated he has not had any contact with Mr. Sleeman. **Mr. Bubala made a motion** to continue Catalyst Handling Resource by Mark Sleeman; 212 S. Ivanhoe Ct. to the June 12, 2013 meeting. Mr. Bubala added to his motion that the petitioner still must provide the Commission with a copy of the lease agreement, copies of all State licensure requirements/licenses and a written detailed description of the contents of the blue container found on site as well as allowing inspection of the blue container's contents as stated at the April 10, 2013 meeting **seconded by Mr. Ryfa. All favored, motion carried.** Mr. Ballah asked Mr. Andonov to try and make contact with the petitioner. Mr. Andonov stated he would try to contact the petitioner verbally and/or by letter.

NEW BUSINESS

Item #1 T&I Investment Group, LLC by Nenad Tomic re: 131 Gatlin Drive; Preliminary Site Plan Review for a new pole building for an auto repair shop. Zoning is II.

Mr. Nenad Tomic; 9201 Kardel Dr., St. John, IN appeared before the Commission. Mr. Tomic stated he would like to build a new auto repair shop. Mr. Ballah asked Mr. Tomic if he is pursuing any variances. Mr. Tomic stated he is seeking a 10' side yard variance. Mr. Ballah asked if he has been before the BZA. Mr. Tomic stated he is on the agenda. **Mr. Ryfa made a motion** granting preliminary site plan approval to T&I Investment Group, LLC by Nenad Tomic; 131 Gatlin Dr. **seconded by Mr. Bubala. All favored, motion carried.** Mr. Tomic asked the Commission to suspend the rules and grant final Site Plan approval. **Mr. Bubala made a motion** to suspend the rules **seconded by Mr. Maglish. Roll call was then taken.** Mr. Ballah; in favor, Mr. Bubala; in favor, Mr. Maglish; in favor, Mr. Ruesken **All favored, motion carried.** **Mr. Ryfa made a motion** granting Final Site Plan Approval to T&I Investment Group, LLC by Nenad Tomic; 131 Gatlin Dr. for an auto repair shop **seconded by Mr. Bubala. All favored, motion carried.**

Item #2 912 Ave. H, LLC by Nick Georgiou; re 912 W. Ave. H; Preliminary Site Plan Review for parking lot. Zoning is II.

Mr. Nick Georgiou; 10448 Whitewater Crossing, St; John, IN appeared before the Commission. Mr. Georgiou stated he would like to propose a 100 car parking lot on the current grass area on his property. The property currently drains south to north. The parking area will be to the right/left of the previously approved drive. Mr. Ballah asked who would be using the parking area. Mr. Georgiou stated he has been approached by Enbridge to ask if their employees may use the space as a staging area for vehicle parking while completing a project in Town. Mr. Maglish asked what the surface area currently is. Mr. Georgiou stated it is grass. Mr. Maglish asked if anyone will be "staying" there. Mr. Georgiou stated the space will allow for Enbridge workers to park their vehicles there while working their shift. There will not be any overnight use (campers or motor homes). Mr. Georgiou stated there may possibly be guards patrolling the parking area. Mr. John Smith of Price Gregory, 231 W. Division St. stated there will be approximately 100-120 employees that will park their personal vehicles on this site and they will then be bused out to the work site. The vehicles will be guarded and

signage will be posted of the traffic control specialist on site. Mr. Ryfa asked when the project is expected to begin. Mr. Smith stated Enbridge is expecting to begin within 30-40 days and the project will last thru October/November. Mr. Ballah then read a letter from BF&S. Mr. Ryfa asked if the proposed area will be paved and also asked if it is possible to grant permission for temporary usage (gravel) and require the petitioner to come back before the Commission if it becomes permanent. Mr. Schwerd stated a time frame is allowable. Mr. Schwerd stated that the term "staged" trucks/equipment must be clarified. Mr. Georgiou stated the area proposed is for the sole purpose of vehicle parking only. There will be no material stored on site. Mr. Ballah asked if there are residential homes nearby. Mr. Ballah stated if the parking area remains gravel the nearby houses will suffer from the dust produced by the gravel. Mr. Bubala pulled up a Google Earth view of the property and confirmed that there are homes nearby. Mr. Ryfa asked if the area will be fenced. Mr. Georgiou stated it will not be fenced right away but eventually, yes, with landscape. Mr. Maglish asked where the runoff will go. Mr. Georgiou stated runoff will be directed to the pond and wetlands. Mr. Ryfa stated the paving may be an undue burden to the petitioner for this particular zoning. Mr. Ruesken asked if the area ever does become parking for boats/rv's, would the petitioner need to reappear. Mr. Ballah stated they would. Mr. Smith stated Land Tech can contact Mr. Kohut and further discuss the possibilities. ***Mr. Ryfa granted Preliminary Site Plan approval*** contingent upon the Commission's decision regarding the BF&S letter as well as discussion of the gravel/paved area ***seconded by Mr. Maglish. All favored, motion carried.***

Mr. Andonov stated the Town of Griffith now has a design manual online. Mr. Schwerd stated he will contact the Engineer and the Chairman to prepare the stipulations. Mr. Ryfa stated additional use will be provided from the Plan Engineer regarding swales, topography and runoff. Mr. Maglish also questioned if the lot will be policed for trash/debris.

COMMUNICATIONS

Mr. Andonov stated he has spoken with the Clerk Treasurer, Mr. Jerome, regarding the bills received from BF&S for Site Plan Review. At this time there was a short discussion as to where payment of these bills should come from.

BILLS AND EXPENDITURES

Mr. Ruesken made a motion to approve a claim for the April 10, 2013 Plan Commission minute preparation 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 7:42 p.m.

Respectfully Submitted

Jennifer Smith, Secretary

Veronica L. Horka, Recording Secretary