

Town of Griffith
Plan Commission
April 10, 2013

The April 10, 2013 Plan Commission meeting was called to order at 7:02 p.m. by Larry Ballah, with members Rob Bubala, Stan Dobosz, Dave Maglish, Ken Ruesken, Rick Ryfa and Jennifer Smith. Also present was Town Attorney, Bob Schwerd, Plan Commission Engineer; Pete Kohut, and Building Commissioner; Donche Andonov.

The minutes from the November 14, 2012 meeting were approved as written. All favored, motion carried.

ELECTION OF OFFICERS

Mr. Ryfa made a motion for Larry Ballah to remain Chairman seconded by Mr. Dobosz. All favored, motion carried. Mr. Maglish made a motion for Rob Bubala to remain Vice Chairman seconded by Mr. Ruesken. All favored, motion carried. Mr. Ryfa made a motion for Jennifer Smith to become Secretary seconded by Mr. Ruesken. All favored, motion carried.

OLD BUSINESS

None

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.

The petitioner was not present. ***Mr. Bubala made a motion*** to continue T&I Investment Group, LLC by Nenad Tomic to the May 8, 2013 meeting ***seconded by Mr. Ruesken. All favored, motion carried.***

Item #2 Catalyst Handling Resource by Mark Sleeman re: 212 S. Ivanhoe Ct.; Site Plan review for a Change of Use. Zoning is II.

Mr. Mark Sleeman; 3422 Eder St., Highland, IN appeared before the Commission. Mr. Sleeman stated he runs a catalyst business. Mr. Sleeman stated his business removes catalyst from refineries. Mr. Sleeman then showed the Commission a sample of the bi-product. Mr. Sleeman stated the catalyst business is a very hazardous occupation. Mr. Dobosz asked if there are similar businesses in the area. Mr. Sleeman stated Servpro Reactor Service does the same type of work and are also located in Griffith, on Reder Rd. Mr. Ballah asked what the Ivanhoe Ct. location is used for. Mr. Sleeman stated the location houses all the equipment (two vacuum units, a trailer and a straight vac. Truck), administrative office, sales, training employees, maintenance on equipment and welding. Mr. Sleeman continued in stating the mechanical work on the trucks is done off site. Mr. Sleeman stated he unloads and reloads the trucks for the next job and the trucks are washed down off site. Mr. Ruesken stated he has witnessed the trucks being washed down over the storm sewer. Mr. Sleeman disagreed with Mr. Ruesken. Mr. Ruesken asked what material/debris is coming back in trucks from the refineries. Mr. Sleeman stated his trucks don't carry any material off site and the employees try to clean the trucks before returning to the business location. Mr. Ryfa asked Mr. Sleeman how long he has been in business at the Ivanhoe Ct. location. Mr. Sleeman stated he has been in business since September 2011. Mr. Ryfa asked if the first application for the Griffith business license was March 26, 2013. Mr. Sleeman stated that was correct and the application for business license "just got away from him". Mr. Ryfa asked if Mr. Sleeman was granted permission from the Town of Griffith to move into the space. Mr. Sleeman stated he did not. Mr. Ryfa asked if Mr. Sleeman was aware an application for a Change of Use was required. Mr. Sleeman stated he did not. Mr. Ryfa asked for a copy of the lease agreement. Mr. Sleeman stated he did not have the lease agreement with him. Mr. Ryfa asked what type of business was listed on the lease application. Mr. Sleeman stated the lease states maintenance equipment, equipment storage, personnel office, training, truck maintenance, load/unload trucks for jobs, loading hoppers, etc. Mr. Ryfa asked if Mr. Sleeman receives any material. Mr. Sleeman stated he does not receive any raw material. Mr. Ryfa asked what is in the back of the trucks. Mr. Sleeman stated there is only leftover residue. Mr. Ryfa asked how much water is used monthly. Mr. Sleeman stated he does not receive a monthly bill but that it is small. Mr. Ryfa confirmed that Mr. Sleeman was in business for 1-2 years without a business license from the Town of Griffith. Mr. Sleeman stated that was correct. Mr. Ryfa asked where the

overnight truck storage is located. Mr. Sleeman stated his trucks are parked at the northeast corner of the building. Mr. Sleeman stated the location of truck parking can be moved if needed. Mr. Maglish stated truck parking must be in a fenced and paved area. Mr. Sleeman stated there is a fenced area but it is not paved. Mr. Ruesken asked what was inside of the blue hoppers found on site. Mr. Sleeman stated it was “stuff” that was left in the cyclone. Mr. Ryfa asked where the “stuff” goes when the equipment is washed. Mr. Sleeman stated the residue is washed off outside and probably goes into the sewer. Mr. Sleeman continued in stating that the obvious residue is not done on site. Mr. Ryfa asked Mr. Sleeman how many employees he has. Mr. Sleeman stated he has 15 full time employees. Mr. Ryfa asked if they are working currently. Mr. Sleeman stated they are not but there is a job starting in Joliet. Mr. Ryfa asked where the blue cylinder came from. Mr. Sleeman stated the cylinder was in a cyclone of a vacuum truck. Mr. Ruesken asked if the barrel is still on site. Mr. Sleeman stated it is. Mr. Ruesken asked if a sample can be taken from it. Mr. Sleeman stated it could. Mr. Ryfa asked Sleeman to explain the type of training done on site. Mr. Sleeman stated the employees are trained on how to use the vacuum trucks, tri-pods, use the life support gear and work in confined spaces. Mr. Maglish confirmed that the current location of the truck parking is not allowed by Town Ordinance. Mr. Kohut then read a portion of the Ordinance Sec. 86-139; No equipment shall be parked outside the building unless it is completely enclosed, etc. Mr. Ballah suggested Mr. Sleeman speak with his landlord about the situation. Mr. Sleeman agreed. Mr. Ballah also asked if back fees are due to the Town. Mr. Schwerd stated there are but the more concerning issue is the possibility of any runoff and MS4 regulations. Mr. Sleeman stated he will try to use Blue Beacon when washing his equipment and he will also try to make the truck parking look nice. Mr. Ballah suggested continuing this agenda item to the May 8, 2013 meeting so the petitioner can meet with his landlord and come up with a solution for the fencing. Mr. Sleeman agreed. Mr. Ruesken made a motion to continue Catalyst Handling Resource by Mark Sleeman re: 212 S. Ivanhoe Ct.; Site Plan review for a Change of Use to the May 8, 2013 meeting seconded by Mr. Dobosz. Mr. Ryfa asked that the petitioner 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. Mr. Ruesken made a motion to amend the motion to include Mr. Ryfa’s contingencies seconded by Mr. Dobosz. All favored, motion carried. Mr. Ryfa included that a fence permit will be required for enclosing the trucks.

COMMUNICATIONS

None.

BILLS AND EXPENDITURES

Mr. Ruesken made a motion to approve a claim for the November 14, 2012 Plan Commission minute preparation in the amount of \$65.00 **seconded by Mr. Bubala. 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