

Town of Griffith

Plan Commission

June 28, 2017

The June 28, 2017 Plan Commission meeting was called to order at 7:02 by Chairman Larry Ballah with members Rick Ryfa, Dave Maglish, Stan Dobosz and Rob Bubala. Also present was Town Attorney; Bob Schwerd, Plan Commission Engineer; Jake Dammarell, and Building Commissioner; Steve McDermott. Absent were Ken Ruesken and Tony Hobson.

#### **OLD BUSINESS**

**Item #1 Griffith Redevelopment Commission. Public Hearing to re-subdivide the old Griffith Golf Course. A continuance is needed.**

***Stan Dobosz made a motion*** to continue the Griffith Redevelopment Commission to July 26, 2017 ***seconded by Dave Maglish. All favored, motion carried.***

**Item #2 Chris Kovich for Final Plat Approval of Turnberry, Unit 2, Phase 1**

Mr. Chris Kovich appeared before the Commission. Mr. Kovich stated that they will begin installing curb and pavement on Monday, July 12<sup>th</sup>. Weather permitting it will take 7-10 days to complete.

Jake Dammarell requested a continuance for the final plat approval to the July 26, 2017 meeting. ***Dave Maglish made a motion*** to continue the Final Plat Approval of Turnberry, Unit 2, Phase 1, ***seconded by Stan Dobosz. All favored, motion carried.***

#### **NEW BUSINESS**

**Item #1 912 Avenue H, LLC Preliminary Site Plan Approval for a commercial office building in a 12 zoning district.**

Doug Rettig appeared before the Commission. Mr. Rettig stated that the plans are to tear down the existing office space and build new, lay new asphalt for parking, and install commercial well and septic. Mr. Ballah questioned the current ordinance for truck parking, which was confirmed by Mr. Dammarell and Mr. Schwerd that a hard surface is required. Mr. Rettig requested to keep the gravel area for truck parking. Mr. Ballah referred Mr. Rettig to the Board of Zoning Appeals for a variance regarding the gravel truck parking. Mr. Rettig will also be requesting a variance for a permanent outdoor assembly area. Mr. Ballah informed Mr. Rettig to contact the Building Department to get on the agenda for both the BZA and Plan Commission July 26, 2017 meeting for both variance approval and preliminary approval of site plan. ***Bob Bubala made a motion*** to continue Preliminary Site Plan Approval to the July 26, 2017 meeting, ***seconded by Stan Dobosz. All favored, motion carried.***

**Item #2 Kevin Roach. Presenting information to request a 1 Lot Subdivision on the 1000 block of N. Harvey Avenue.**

Mr. Ballah referred Mr. Roach to the Minor Subdivision Committee. ***Larry Ballah motioned*** to reappoint Dave Maglish, Jake Dammarell and Steve McDermott as members of the Minor Subdivision Committee, ***seconded by Bob Bubala. All favored, motion carried.***

#### **COMMUNICATIONS**

None

#### **BILLS AND EXPENDITURES**

**Mr. Maglish made a motion** to approve a claim for the meeting held May 24, 2017 in the amount of \$65.00 ***seconded by Stan Dobosz. All favored, motion carried.***

#### **ADJOURNMENT**

There being no further business before the Plan Commission a motion was made to adjourn the meeting. All favored, motion carried. Meeting adjourned at 7:25.

Respectfully Submitted

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Rob Bubala, Secretary

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Veronica Horoka, Recording Secretary