

Town of Griffith
Board of Zoning Appeals
February 18, 2025

The February 18, 2025, Board of Zoning Appeals meeting was called to order at 6:00 p.m. by Chairman John Mowery with members, Tom Wichlinski, Jason Nolasco and Carl Kus. Also present was Attorney, Bob Schwerd and Town Council Liaison, Larry Ballah.

Minutes from the November 18, 2024, meeting were approved as written.

ELECTION OF OFFICERS

Mr. Wichlinski made a motion to retain all the same officers. Motion was seconded by Mr. Nolasco. All favored; motion carried.

OLD BUSINESS

Item #1 Tim and Liz Carpenter: 207 Minter Dr. Requesting permission for a Public Hearing to open a home day care. Mrs. Carpenter appeared before the Board. She stated that she wanted to open up a daycare for (12) children ages 0-12 years old at her home. The hours would be 7am-6pm. Mr. Wichlinski asked if Mrs. Carpenter had a state license. Mrs. Carpenter said that she could not get a state license until she had approval from the Town of Griffith to open a home day care. Mr. Kus asked what she would be doing to care for the kids and how many employees she would have. Mrs. Carpenter said that she would be cooking for them and she would have 1-2 employees, depending on the ages of the children. The employee would be an outside person, not family and the employee would be certified. Mr. Nolasco asked if there is anything original to her property that she needs to operate out of a facility and not a home. Mrs. Carpenter said she would only want to run this out of her home and not another facility. Mrs. Carpenter said she didn't know the square footage of her home, but has (3) bedrooms, (2) bathrooms and a full basement. Mr. Mowery said that he has the following issues with the day care; operating a business in a residential area and the size of the house and yard. Mr. Mowery stated that under the law, use and value of the area adjacent to the property would be affected in a substantially adverse manner. Mrs. Carpenter said that she spoke to her neighbors, and they were fine with her intentions. Mr. Mowery said that the need for a variance is when the condition is different to the property involved and there will be a lot of issues with size of property and number of kids. Mrs. Carpenter asked how many kids she would be allowed to have. Mr. Mowery said that (3) kids maximum, and Mr. Schwerd agreed. Mrs. Carpenter said that it was not worth her time and exited the building. *Mr. Kus made a motion to drop Mrs. Carpenter from the agenda to open a home day care. Motion was seconded by Mr. Wichlinski. All favored; motion carried.*

Item #2 Reliable Properties: 415 Wood St. Requesting permission for a Public Hearing on a Developmental Variance to build a new construction home. Laura Garcia appeared before the Board and provided a site plan. *Mr. Wichlinski made a motion granting permission for a Public Hearing. Motion was seconded by Mr. Nolasco. All favored; motion carried.*

NEW BUSINESS

Item #1 Legacy Sign Group: by Griffith Public School: 1345 N Broad St. Requesting permission for a Public Hearing on a Developmental Variance to install an oversized sign/scoreboard. Shaun O'Brian, on behalf of Legacy Sign Group, appeared before the Board. Georgia Smith, Griffith Public Schools, Maintenance Director was also present. Mr. O'Brien said that Griffith Public School (GPS) will be replacing a new scoreboard for the old one on the south side of the football field. The scoreboard will stand in total of 27' x 25', but the actual scoreboard will be 17' x 25'. It will face north towards the bleachers. Mr. O'Brien provided a drawing of what it would look like and said it would be LED and sponsors would be advertised on it. Mr. Kus asked when the scoreboard would be operational and Mr. O'Brien said that as soon as he got the permit, he would proceed with the next steps. *Mr. Wichlinski made a motion grant permission for a Public Hearing on a Developmental Variance to install an oversized sign/scoreboard. Motion was seconded by Mr. Nolasco. All favored; motion carried.*

Item #2 Flavorful Imports LLC: Jacek Sitko: 501 E. Main St. Unit 3. Requesting permission for a Public Hearing on a Change of Use Variance to import and sell wholesale alcoholic beverages. Jacek Sitko appeared before the board. Mr. Sitko is wanting to use the warehouse to sell his beverages with his state license. Mr. Schwerd stated that it is currently zoned B4. Mr. Kus asked what will be done at his warehouse Mr. Sitko said that he plans to import wines and distribute to local stores, and this would not be a retail business, just wholesale. Mr. Schwerd said that if a Use Variance is granted the Town Council would make the final decision, however, if this is a proper business for this area, the Board could decide that a variance is not necessary. Mr. Mowery said he thinks that this wholesale would be a good fit at that location. Mr. Ballah said that if the ordinance says sale of alcohol is allowed in that zoning and not to individual customers that Mr. Sitko would already fit into the existing ordinance. Mr. Mowery doesn't feel that Mr. Sitko needs a variance for what he is trying to do with his warehouse but will need a business license.

Item #3 Premier 1 Sheds; Tim Donnahue; 100 N. Colfax. Requesting permission for a Public Hearing on a Use Variance to run a retail shed business. Mr. Donnahue appeared before the board. Mr. Donnahue stated that he would build the sheds, onsite, at the owner's home. The space he rents is only to store tools, ladders, truck, he has a small office to conduct paperwork. Mr. Kus asked if customers come to his office to discuss anything. Mr. Donnahue said that customers design the sheds online, and he meets with the customers at their property. Mr. Mowery said that his business fits the zoning and will need to attend the Plan Commission meeting to Request permission for a Change of Use to run a retail shed business and to also get a business license.

COMMUNICATIONS

None

BILLS AND EXPENDITURES

Mr. Wichlinski made a motion to approve a claim for the meetings held November 18, 2024, in the amount of \$35.00 seconded by Mr. Kus. All favored, motion carried.

ADJOURNMENT

There being no further business to come before the Board of Zoning Appeals, a motion was made and seconded to adjourn. The meeting was adjourned at 6:40 p.m.

Respectfully Submitted



Tom Wichlinski, Secretary



Tricia Hanrath, Recording Secretary