

Town of Griffith
Plan Commission
April 15, 2024

The April 15, 2024, Plan Commission meeting was called to order at 7:00 p.m. by Vice Chairman Rob Bubala with members Dan Blount, Dave Maglish, Jim Marker, Rick Ryfa, and Larry Stassin. Also present was Plan Commission Engineer Jake Dammarell, and Attorney; Bob Schwerd. Absent was members Larry Ballah.

The minutes from the March 18, 2024, meeting was approved as written.

OLD BUSINESS

Item #1 Indi Homes 200 LLC; 1001 E 40th Pl., Rezone property from R2 to R3 to build townhomes; MOU conditions continued.

Petitioner has requested a continuance to the May 20, 2024 meeting. **Mr. Stassin made a motion** to continue Indi Homes 200 LLC to the May 20, 2024 meeting. **Motion was seconded by Mr. Maglish. All favored, motion carried.**

Item #2 Westpark Development, Inc.; Turnberry Rd., & Glasgow Dr. Acceptance of Irrevocable Letter of Credit for release of the bond for Turnberry 2. This item has previously been continued to the May 20, 2024 meeting.

Mr. Maglish made a motion to continue Westpark Development, Inc.; Turnberry Rd., & Glasgow Dr. to the May 20, 2024 meeting. **Motion was seconded by Mr. Stassin. All favored, motion carried.**

Item #3 Don Zuidema; 87 South Rensselaer aka 45-11-02-129-010.000-006. Request to rezone to B4. Property is currently zoned R2. Public Hearing is closed.

Mr. Zuidema appeared before the Commission stating he had a meeting with 3 neighbors. The Schulp's had give the impression that they were in favor but may have changed their mind. Mr. Zuidema stated the property's highest and best use is storage due to its proximity to the railroad tracks. Mr. Zuidema provided renderings of landscaping from the west to north on the property which would hide the storage container. Mr. Bubala read aloud a report provided by the town Code Enforcement Officer and mentioned the Schulp's had also provided a letter with an update from the previous months meeting. Mr. Schulp then stated he is in favor of property beautification. When Mr. Zuidema was asked about future plans and use, he continued to state he didn't know. Mr. Schulp also asked what would happen to the property if Mr. Zuidema's son took over the business. Mr. Zuidema responded with his business is growing and he is trying to be proactive and keep his options open. There is a need for additional enclosed storage for equipment and Mr. Zuidema is willing to work with the Town. Mr. Stassin asked if the house next door had been purchased. Mr. Zuidema stated he is speaking with the owner about purchasing it in the future. Mr. Ryfa asked if Mr. Zuidema is open to changing the zoning request from B4 to B2 or B3. Mr. Zuidema stated he is open to that. Mr. Zuidema asked if he could move the trailer so it's less visible. Mr. Ryfa suggested the town Safety Committee or Code Enforcement Officer should be involved. Mr. Maglish asked The Schulp's if moving the container would appease them. Mr. Schulp stated he was unsure. Mr. Zuidema stated it could be moved off site. Mr. Stassin stated the shipping container is not allowed; it doesn't matter where on site it's moved. It still violates code. Mr. Ryfa stated there may be an ordinance on storage containers. Mr. Schwerd stated he would look into it. Mr. Ryfa suggested a proper site plan review to show all parcels with intended use and landscape. **Mr. Maglish made a motion** to continue Don Zuidema; 87 South Rensselaer aka 45-11-02-129-010.000-006 for thirty days contingent upon securing a POD permit and moving the storage container to a location that will appease the neighbors or completely removed from the property. Mr. Schwerd stated that it is unclear if a POD permit is available or suitable for this situation. Mr. Matthew Korneck; 114 S Rensselaer Ave. spoke in favor of Mr. Zuidema's petition. Mr. Zuidema stated he will have to hire a company to move the container, it may take a couple of weeks. Mr. & Mrs. Schulp stated they would be okay with the 30 days for the container to be moved. **No second to the motion. Motion dropped. Mr. Ryfa made a motion** to continue Don Zuidema; 87 South Rensselaer aka 45-11-02-129-010.000-006 to the May 20, 2024 meeting. Mr. Ryfa added Mr. Zuidema should contact the Building Department for a POD permit, if applicable, and look into relocating or moving the container before the next meeting. **Motion was seconded by Mr. Marker.** Mr. Bubala; in favor, Mr. Blount; in favor, Mr. Stassin; in favor, Mr. Maglish; opposed. 5/1 vote in favor, **Motion carried.**

NEW BUSINESS

Item #1 Lincoln Street Properties; by Mr./Mrs. Biegel 602 E Main St. Requesting permission for a Change of Use to open an office and shop. Property is zoned B4-Highway Business.

Mrs. Marissa Biegel appeared before the Commission. Mrs. Biegel stated she would like to open an office and use the rest of the space as storage. There are three employees that are on the road. The business is currently home based. Mr. Bubala asked where vehicles are stored overnight. Mrs. Biegel stated all vehicles are take home cars. Mr. Maglish asked what kind of storage will be on site. Ms. Biegel stated it will be used

for equipment and tools. Ms. Biegel added that both a site plan and landscaping plan are available, and work has started on the overhead doors. ***Mr. Ryfa made a motion*** granting Change of Use to Lincoln Street Properties; by Marissa Biegel, 602 E Main St. to open an office. ***Motion was seconded by Mr. Stassin. All favored, motion carried.***

Item #2 Bulkmatic: 2001 N Cline Ave., by Dan Kotecki of IBSI. Preliminary Site Plan Review for a building addition. Property is zoned II-Light Industrial.

Mr. Dan Kotecki appeared before the Commission. Mr. Kotecki provided handouts outlining a proposed mechanic's bay addition to Bulkmatic at the north side of the property. The addition will be just under 5,000 square feet, there will be a firewall between the existing wash bays and the new addition. The current parking is adequate as they are using less than 50% of what is already available. The owners have closed their Chicago Heights location and will transfer 8 employees to the Griffith location. The addition will be used to repair/refurbish food stuff transport trailers, there will be 4 bays in total, hoping for a completion date of Fall/Winter 2024. Mr. Dammarell mentioned there is one item that needs clarification. The plans show the triple basin will be outside the building, but the linework shows it is inside the garage. Mr. Kotecki stated it was determined that the triple basin is best to be located inside, the architect mistakenly didn't remove the comment, it will be corrected. Mr. Dammarell stated all other comments from staff review have been addressed, preliminary approval is recommended contingent upon the correction regarding the triple basin. Mr. Ryfa asked about water discharge. Mr. Kotecki stated truck washing will be done separately, next to the wash bay. There is a maintenance schedule. ***Mr. Stassin made a motion*** granting Preliminary Site Plan approval to Bulkmatic; 2001 N Cline Ave., for a building addition. ***Motion was seconded by Mr. Maglish. All favored, motion carried.*** Mr. Kotecki asked the Commission to suspend the rules to grant Final Site Plan Approval. ***Mr. Ryfa made a motion*** to suspend the rules for final approval. ***Motion was seconded by Mr. Stassin.*** Roll call was taken. Mr. Bubala; in favor, Mr. Blount; in favor, Mr. Maglish; in favor, Mr. Marker; in favor, Mr. Ryfa; in favor, Mr. Stassin; in favor. ***6/0 in favor, motion carried.*** ***Mr. Ryfa made a motion*** granting Final Site Plan Approval to Bulkmatic; 2001 N. Cline Ave. for a building addition. ***Motion was seconded by Mr. Blount. All favored, motion carried.***

Item #3 Simon Ristevski: Approx. 02-200 N Wood. Requesting permission to advertise for a Public Hearing to assign as B4 zoning. Property currently has no zoning classification.

Mr. Ristevski appeared before the Commission. Mr. Ristevski stated he recently purchased the property and would like to have the property zoned B4 which conforms with the surrounding area. ***Mr. Marker made a motion*** granting Simon Ristevski; approx.02-200 N Wood permission to advertise for a Public Hearing to assign zoning as B4. ***Mr. Maglish seconded the motion. All favored, motion carried.***

COMMUNICATIONS

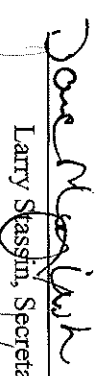
None.

BILLS AND EXPENDITURES

Mr. Stassin made a motion to approve a claim for meeting minute preparation for the meeting held March 18, 2024, in the amount of \$65.00. ***Motion was seconded by Mr. Maglish. All favored, motion carried.***

ADJOURNMENT

There being no further business to come before the Plan Commission, a motion was made and seconded to adjourn. The meeting was adjourned at 7:48p.m.


Larry Stassin, Secretary


Veronica L. Horka, Recording Secretary