

Town of Griffith
Plan Commission
May 20, 2024

The May 20, 2024, Plan Commission meeting was called to order at 7:00 p.m. by Vice Chairman; Rob Bubala with members, Dave Maglish, Rick Ryfa, Dan Blount and Jim Marker. Also present was Attorney Bob Schwerd, Plan Commission Engineer; Jake Dammarell, and Building Department Admin; Veronica Horka. Absent were members Larry Stassin and Larry Ballah.

Minutes from the April 15, 2024, meeting were 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.

The petitioner has requested a continuance to the June 17, 2024, meeting. **Mr. Maglish made a motion to continue Indi Homes 200 LLC to the June 17, 2024, meeting. Motion was seconded by Mr. Blount. 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 June 17, 2024, meeting. **Mr. Marker made a motion to continue Westpark Development, Inc.; Turnberry Rd., & Glasgow Dr. to the June 17, 2024, meeting. Motion was seconded by Mr. Maglish. 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 that he is hiring an architect to compose a site review plan to show where the building would sit on the property. Mr. Dammarell advised that the site plan will not require any advertisement, but the zoning proposal will; all which needs to be presented at the June 17, 2024, meeting. Mr. Dammarell offered to provide Mr. Zuidema with a site plan checklist for his assistance. Mr. Zuidema stated he hopes to buy the neighbors' lot that is south of his property and that he is in the process of negotiating with the neighbors, but it is a slow process due to her health. Mr. Zuidema asked about temporary permits for the storage containers. Mr. Ryfa asked Zuidema to show him where the property he owns is. Mr. Zuidema and Mr. Ryfa then had a brief discussion about his property and what property the railroad owns. Mr. Schwerd advised that the neighbor can be a part of the site plan, but that is not required. In addition, Mr. Dammarell stated Mr. Zuidema's site plan needs to only encompass his property at this time. **Mr. Ryfa made a motion to continue the 87 South Rensselaer aka 45-11-02-129-010.000-006 to the June 17, meeting. Motion was seconded by Mr. Blount. All favored, motion carried.**

Item #4 Simon Ristevski; Approx. 02-200 N. Wood. Public Hearing to assign as B4 zoning. Property currently has no zoning classification.

Mr. Ristevski appeared before the Commission. Mr. Bubala asked if proof of mailing and publication were in order. Mr. Schwerd stated all legal requirements have been satisfied. Mr. Bubala then opened the public hearing portion of the meeting. No remonstrators were in attendance and no further comments were made. Mr. Bubala then closed the public hearing. Mr. Bubala asked Mr. Ristevski if there were any further comments, at which time Mr. Ristevski requested said property to be zoned as B4. Mr. Maglish asked Mr. Ristevski what his intentions were for this property and if he intends to rent this out. Ristevski stated at this time he was using it for his construction company – storing equipment. No other further questions or comments.

Mr. Ryfa made a motion granting permission for Approx. 02-200 N. Wood. to rezone the property to a B4 zoning district, **seconded by Mr. Bubala. All favored, motion carried.**

NEW BUSINESS

None

COMMUNICATIONS

Mr. Schlup voiced his concerns about the shipping container and concrete currently on Mr. Zuidema's property. Mr. Ryfa stated that this information will be a part of the site plan that Mr. Zuidema is to produce for the next meeting and the concrete can be looked at by the Code Enforcement Officer. Mr. Schlup also is concerned about the correct zoning.

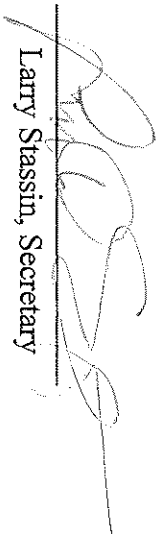
BILLS AND EXPENDITURES

Mr. Maglish made a motion to approve a claim for the meetings held April 15 in the amount of \$65.00 **seconded by Mr. Ryfa. All favored, motion carried.**

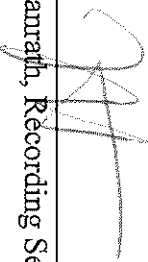
ADJOURNMENT

There being no further business to come before the Plan Commission, a motion was made and seconded to adjourn. The meeting was adjourned at 7:21 p.m.

Respectfully Submitted



Larry Stassin, Secretary



Tricia Hamrahn, Recording Secretary