

Town of Griffith
Plan Commission
July 15, 2024

The July 15, 2024, Plan Commission meeting was called to order at 7:00 p.m. by Member; Larry Stassin, with other members, Robert Bubala, Dave Maglish, Rick Ryfa and Dan Blount. Also present was Attorney, Bob Schwerd, Plan Commission Engineer, Jacob Ballah and Building Administrator, Veronica Horika. Absent were members Larry Ballah and Jim Marker.

Minutes from the June 17, 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. Petitioner has requested a continuance to the August 19, 2024 meeting. **Mr. Blount made a motion** to continue Indi Homes 200 LLC to the August 19, 2024, meeting. **Motion was seconded by Mr. Stassin. 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. Petitioner has requested a continuance to the August 19, 2024 meeting. **Mr. Ryfa made a motion** to continue Indi Homes 200 LLC to the August 19, 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. Petitioner has requested a continuance to the August 19, 2024 meeting. **Mr. Stassin made a motion** to continue Indi Homes 200 LLC to the August 19, 2024, meeting. **Motion was seconded by Mr. Blount. All favored, motion carried.**

Item #4 Billy Hasse for Griffith Public School; 801 W. Pine St. Final Site Plan Review to install fuel tank pad for school buses. Mr. Billy Hasse received a letter from BF&S Engineers stating that there were (2) concerns that needed to be addressed. Mr. Ballah stated that those concerns were: hydrocarbon filters are needed on the storm inlets and a construction state design release to be filed with the state or get an exemption. Mr. Ryfa asked if anything has been submitted to the state, which Mr. Hasse replied no. **Mr. Ryfa made a motion** to approve the Final Site Plan subject to providing the resolution of the hydrocarbon filters and provide a state release or exemption. **Motion was seconded by Mr. Blount. All favored, motion carried.** Mr. Stassin asked if any additional approval was needed by our engineers. Mr. Ryfa stated that if any additional approvals are needed, they will be caught during the permit process. Mr. Maglish asked if construction could be delayed pending the Final Site Plan approval. Mr. Ballah stated that permits would not be issued until the state design release or exemption has been received by the town. Mr. Hasse will contact Indiana Homeland Security regarding the exemption.

NEW BUSINESS

Item #1 Justin Smits; 315 W. 35th Ave., Site Plan review for property improvements. Mr. Bubala asked Mr. Smits what the purpose of the property improvements were. Mr. Smits replied that it is to build the pole barn and remodel the office. Site Plan changes have been made since staff meeting that include a concrete pad that is on the west side of pole barn, pole barn will be moved 12' to 15', fence was put around the dumpster; as requested, lighting to be installed on building and in parking lot. He also stated that the drainage and engineering information will take longer to work out. Mr. Blount asked for preliminary drawings, which Mr. Smits provided to the commission. Mr. Smits will have a concrete pad on the west side of the barn, which the barn will move 12' over and will be adding additional lighting. Mr. Bubala asked Mr. Ballah if there were any further issues with said improvements. Mr. Ballah responded that he had no further comments for the preliminary Site Plan. **Mr. Ryfa motioned** to grant a preliminary Site Plan approval. **Motion was seconded by Mr. Stassin. All favored, motion carried.**

Item #2 Justin Smits; 315 W. 35th Ave., Site Plan review of minor subdivision. Mr. Bubala asked for further detail regarding the Site Plan review of minor subdivision. Mr. Smits stated that there are currently (2) parcels that he wanted to combine to a one lot subdivision. **Mr. Stassin motioned** to approve the request of the minor subdivision. **Motion was seconded by Mr. Blount. All favored, motion carried.**

COMMUNICATIONS

Item #1 Griffith Baptist Church; 826 N. Harvey Ave., by Mr. Foutz. Discussion of extension on the placement of modular classrooms. Calumet Christian (Griffith Baptist Church) is requesting a (1) - (2) year extension to keep their modular classrooms as they are. Mr. Foutz said that they are currently working with bank funding and would like to expand their school in the future. Deacon Andrew Fishman said that the church did not have any objections to this request. **Mr. Stassin motioned** approval for a (1) - (2) year extension of the modular placement. **Motion was seconded by Mr. Maglish. All favored, motion carried.**

BILLS AND EXPENDITURES

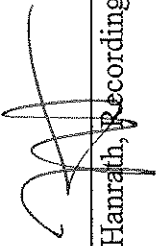
Mr. Stassin made a motion to approve a claim for the meeting held June 17, 2024, in the amount of \$65.00 *seconded by Mr. Maglish. All favored, motion carried.*

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 7:17 p.m.

Respectfully Submitted


Larry Stassin, Secretary


Tricia Hamrath, Recording Secretary