

Town of Griffith
Plan Commission
August 19, 2024

The August 19, 2024, Plan Commission meeting was called to order at 7:00 p.m. by Vice Chairman Rob Bubala, with members Larry Stassin, Dave Maglish, Rick Ryfa, Dan Blount and Jim Marker. Also present was Attorney, Bob Schwerd and Plan Commission Engineer, Jake Dammerall. Absent was members Larry Ballah.

Minutes from the July 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. Petitioner has requested a continuance to the September 16, 2024, meeting. **Mr. Maglish made a motion** to continue Indi Homes 200 LLC to the September 16, 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. Mr. Kovich appeared in front of the commission to submit an Irrevocable Letter of Credit. Mr. Kovich asked as to why the 25% mark up. Mr. Schwerd said that to his knowledge, 25% is the standard for the mark up. Mr. Dammerall replied that inflation could be a factor, due to the unknown price of oil and asphalt as to when the project starts, so this was safe coverage for the work that needs to be done. Mr. Ryfa suggested that Mr. Kovich hires a developer with plans to move forward. **Mr. Maglish made a motion** to accept the drafted Irrevocable Letter of Credit. **Motion was seconded by Mr. Stassin. All favored, motion carried.**

Item #3 Don Zuidema; 87 South Rensselaer aka 45-11-02-129-010.000-0006. Request to rezone to B4. Property is currently zoned R2. Public Hearing is closed. Petitioner has requested a continuance to the September 16, 2024, meeting. **Mr. Stassin made a motion** to continue Don Zuidema; 87 South Rensselaer to the September 16, 2024, meeting. **Motion was seconded by Mr. Blount. All favored, motion carried.**

Item #4 Justin Smits; 315 W. 35th Ave., Final Site Plan Review for property improvements. Mr. Smits and Mr. Don Torrenga appeared before the commission to present the addition of the pole barn. Mr. Dammerall said that he has reviewed the site plan and there are (2) items that need to be addressed. First, the light on the east side of the property should be shielded past the property line. Mr. Torrenga replied that they would work on solving that item. The second item was the concern of the shared drive. Mr. Smits replied that this shared drive is not an issue due to the low volume of traffic, so the drive will stay as is. **Mr. Ryfa made a motion** to approve the Final Site Plan. **Motion was seconded by Mr. Marker. All favored, motion carried.**

Item #5 Justin Smits; 315 W. 35th Ave., Site Plan review of minor subdivision. Mr. Dammerall advised the commission that the plans Mr. Smits presented looked good and asked if the subdivision would be willing to donate/dedicate the northern 30 feet of the parcel for the Right of Way. Mr. Smits agreed to the donation for the Right of Way. **Mr. Stassin motioned** to approve the request of the minor subdivision. **Motion was seconded by Mr. Blount. All favored, motion carried.**

Item #6 Don McCarter; 1540 N. Indiana St., Requesting Final Approval for minor subdivision. Mr. McCarter has already received preliminary approval through the minor plat committee. Jake Dammerall stated there were no issues and made a recommendation for final approval. **Mr. Ryfa motioned** to grant final approval of the minor subdivision. **Motion was seconded by Mr. Bubala. All favored, motion carried.**

NEW BUSINESS

COMMUNICATIONS

None

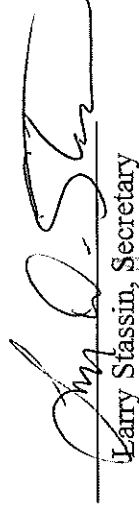
BILLS AND EXPENDITURES

Mr. Stassin made a motion to approve a claim for the meeting held July 15, 2024, in the amount of \$65.00 **seconded by Mr. Maglish. All favored, motion carried.**

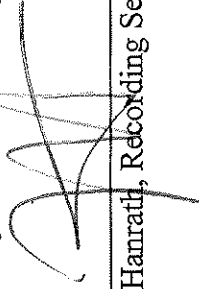
ADJOURNMENT

There being no further business to come before the Plan Commission, a motion was made and seconded to adjourn. The meeting was adjourned at 7:23 p.m.

Respectfully Submitted



Larry Stassin, Secretary



Tricia Hanrahan, Recording Secretary