

Town of Griffith
Plan Commission
October 21, 2024

The October 21, 2024, Plan Commission meeting was called to order at 7:00 p.m. by Vice Chairman Rob Bubala, with members Larry Stassin, Rick Ryfa and Dan Blount. Also present was Attorney Bob Schwerd and Engineer, Jake Dammarell. Absent were members Larry Ballah, Dave Maglish, Jim Marker and Building Department Administrator, Veronica Horka.

Minutes from the August 19, 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. No further communication with petitioner.

Item #2 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 discussed his site plan review regarding landscaping and parking. Mr. Zuidema said Torranga and Hubinger provided drawings for this. Engineer, Jake Dammarell said that he did receive the layout of proposed 60'x140' building that includes landscaping and parking lot. Request in rezoning from a R2 to a B4 due to the construction materials and construction storage for residential and commercial construction fall under B4, however, plan commission decided for this property to be zoned as a R2 with an exception to allow for those uses and not a B4. Mr. Dammarell's opinion was that Mr. Zuidema did what was requested as to the screening for this property. Mr. Ryfa asked if the neighbor's property was going to be bought. Mr. Zuidema stated the neighbor was not ready to sell the property, but there are still talks regarding the purchasing. Mr. Stassin asked about a date for this completion and Mr. Zuidema advised it would be approximately a year to finish this project. During this time, he would like to keep property as is. Mr. Dammarell read aloud the permitted uses for a B2 zoning district. Mr. Zuidema is requesting a B4 zoning for construction materials and equipment storage for residential and commercial construction. Mr. Ryfa asked if there were any other questions from neighbors. Neighbor, Mr. Schulb, stated that containers and bricks are still there, but the weeds have grown so high that you couldn't see it anymore and lawnmowers have been through to maintain lawn. Mr. Blount asked if trees were going to be planted along Rensselaer St. Mr. Zuidema stated he didn't want to do anything right now, for it to just be taken down. Once the building is designed Mr. Zuidema would do maintenance to keep it looking nice. Mr. Schwerd said the commission has the authority to approve this. Mr. Zuidema said he could move the storage container, so it isn't an eye sore for the neighbor. ***Mr. Ryfa made a motion*** to approve the B2 zoning with exception that Mr. Zuidema follows what our engineer said, and this site plan will be reviewed in the next 18 months. ***Motion was seconded by Mr. Stassin. All favored, motion carried.***

Item #1 Lady's Gourmet Popcorn: 105 E. Main St. by Patricia Hough Request Permission for Change of Use to open a popcorn shop. Property is zoned B2, Central Business. Petitioner Patricia Hough spoke and said that they would like to move to their business to the 105 E. Main St., the old G&G Hobby Shop. ***Mr. Stassin made a motion*** to approve the Request for Change of Use. ***Motion was seconded by Mr. Blount. All favored, motion carried.***

NEW BUSINESS

COMMUNICATIONS

Item #1 Resolution No. 2024-9 ***Mr. Ryfa made a motion*** to adopt Resolution No. 2024-9, Consolidated Cline/Mall Allocation Area. ***Motion was seconded by Mr. Blount. All favored, motion carried.***
Item #2 Resolution No. 2024-10 ***Mr. Ryfa made a motion*** to adopt Resolution No. 2024-10, Downtown Allocation Area. ***Motion was seconded by Mr. Stassin. All favored, motion carried.***

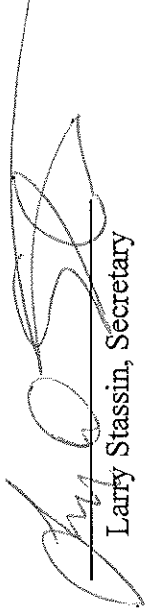
BILLS AND EXPENDITURES

Mr. Stassin made a motion to approve a claim for the meeting held August 19, 2024, in the amount of \$65.00 ***seconded by Mr. Blount. All favored, motion carried.***

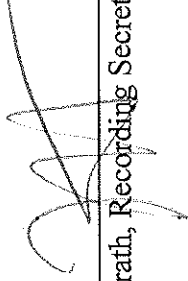
ADJOURNMENT

There being no further business to come before the Plan Commission, a motion was made and seconded to adjourn. The meeting was adjourned at 7:25 p.m.

Respectfully Submitted



Larry Stassin, Secretary



Tricia Hanrath, Recording Secretary