

Town of Griffith
Plan Commission
January 20, 2025

The January 20, 2025, Plan Commission meeting was called to order at 7:00 p.m. by Vice Chairman Rob Bubala, with members Larry Stassin, Rick Ryfa and Jim Marker. Also present was Attorney Bob Schwert, Engineer, Jake Dammarell and Building Department Administrator, Veronica Horka. Absent were members Larry Ballah and Dan Blount.

Minutes from the November 18, 2024, meeting were approved as written.

ELECTION OF OFFICERS

Rob Bubala made a motion to retain all the same officers, Larry Ballah as Chairman, Rob Bubala as Vice Chairman and Larry Stassin as Secretary. **Motion was seconded by Dave Maglish. All favored; motion carried.**

OLD BUSINESS

Item #1 Indi Homes 200 LLC: 1001 E. 40th Pl., Rezone property from R2 to R3 to build townhomes: MOU conditions continued. **Mr. Maglish made a motion** to continue this item to the February 17, 2025, meeting. **Motion seconded by Mr. Stassin. All favored, motion carried.**

NEW BUSINESS

Item #1 Eye Trucking Inc., by Vasyk Petryk: 1416 Gatlin Dr., Requesting permission for a Change of Use to open a Trucking Company. Zoning is I1. Mr. Petryk appeared before the Commission. He stated that he owns (7) trucking companies and needs room to do minor service work on his fleet such as brakes, fix sensor, oil changes, etc. This will not be a public shop; it will only be for Mr. Petryk's fleet. Mr. Maglish asked Mr. Petryk if other trucks would be housed at this location for parking. Mr. Petryk advised that there is not enough room to house multiple trucks. Mr. Stassin asked what type of surface Mr. Petryk had for parking. Mr. Petryk said the lot was gravel. Mr. Dammarell advised that parking needs to be done on an improved surface, i.e. asphalt, concrete, etc. Mr. Petryk said the trailers would be temporarily dropped off on the gravel and moved once trucks service is complete. Mr. Dammarell stated that this gravel parking lot would be ok to use for temporary use for the trailers, while the service was being done. Mr. Maglish asked if there would be fueling done at this location and Mr. Petryk stated that there would not be fueling, but oil changes would be carried out there. Mr. Dammarell asked if there are floor drains where service would take place and per IDEM, no contaminants can go down the drain(s). Mr. Petryk stated that he was unaware of whether there were any drains. Mr. Dammarell advised that Town of Griffith Building Department would visit that property for a walk-through regarding floor drains. At that time, a business license application could be completed for review. **Mr. Ryfa made a motion** to approve the request for Change of Use. **Motion was seconded by Mr. Maglish. All favored, motion carried.**

Item #2 Precision Controls Systems, Inc., by Andrew Syrios: 405 E. Ridge Rd., Preliminary Site Plan Review to place temporary office trailers. Zoning is B3. Petitioner was not present due to weather conditions and travel issues. **Mr. Stassin made a motion** to continue this item to the February 17, 2025, meeting. **Motion was seconded by Mr. Maglish. All favored, motion carried.**

Item #3 Griffith Public Schools, by Andrew Cunningham: 602 Raymond St., Preliminary Site Plan Review for a natatorium. Mr. Cunningham, JPP, appeared before the Commission representing the Griffith Public Schools. Mr. Cunningham stated the Griffith schools would like to build an addition on the South side of the school for the natatorium. The current pool is in disrepair and after further study an addition would benefit the school more than rehabilitation the existing pool. He said the addition would be approximately 14,000 square feet. The existing MEP would be extended to the front of the main building to the natatorium, a sanitary line would be extended out to Wiggs St., storm water would be retained on site. Mr. Bubala asked Mr. Cunningham if he had received the letter from the Town's engineer, Mr. Cunningham said yes. Mr. Ryfa requested of the (10) items noted from the engineer should be attached to the minutes (see attached facsimile from JPR, dated January 21, 2025). **Mr. Stassin made a motion** to approve the Preliminary Site Plan. **Motion was seconded by Mr. Marker. All favored, motion carried.**

COMMUNICATIONS

None

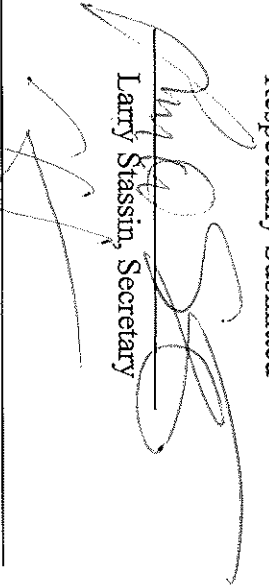
BILLS AND EXPENDITURES

Mr. Stassin made a motion to approve a claim for the meeting held November 18, 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