

**AGENDA
CITY OF HOBART PLAN COMMISSION
CITY HALL/COUNCIL CHAMBERS
414 MAIN STREET
THURSDAY MARCH 3, 2022 - 7:00 P.M.**

Dial-in information

Connect to the call by dialing in with your phone.

(US) Chicago +1 312 626 6799

Access code 891 6832 2861

<https://us02web.zoom.us/j/89168322861>

I. Meeting called to order

II. Pledge of Allegiance

III. Record of those present

IV. Approval of Minutes: February 3, 2022

V. Communications/Acceptance of Agenda

VI: Business of the Day

1. 21-34B Indiana Becknell Investors 2011 LLC (Petitioner/Owner) located 800' east from the NE corner of 69th Ave. & Mississippi St. zoned PUD (M-1), 48.18 acres

Request: **Tabled:** Northwind Crossings South 2nd Replat

Purpose: Proposed 1-lot subdivision

Final Plat ___ Denied ___ Deferred ___ Vote ___

2. 22-02 J. Mark Shapland/Becknell Services, LLC (Petitioner/Agent) located on the SE corner of 61st Ave. & Colorado St. zoned R-3, 155.99 acres

Request: **Tabled:** Rezone R-3 to M-1

Purpose: Proposed light manufacturing

Favorable Rec. ___ Unfavorable Rec. ___ Deferred ___ Vote ___

3. **22-08** Haresh Patel (Petitioner/Owner) 4716 W. 61st Ave. located NW of the 61st Ave. & Marcella Blvd. intersection, zoned B-3, 6.4 acres

Request: *Public Hearing:* Site Plan

Purpose: Proposed 2,323 sq. ft. Dunkin' quick service restaurant

Granted ___ Denied ___ Deferred ___ Vote ___

4. **22-09** Steiner Homes LTD, (Petitioner/Agent) located approximately 400' west & north from the 61st Ave. & Arizona St. intersection, zoned R-1, 15 acres +/-

Request: *Public Hearing:* Rezone from R-1 (Single Family Residential) to R-3 (Single to Four Family Residential)

Purpose: To allow a proposed mixed residential subdivision consisting of an estimated 69 lots

Favorable Rec. ___ Unfavorable Rec. ___ Deferred ___ Vote ___

5. **22-10** Woolpert/Chris Perry (Petitioner/Agent) 2831 E. 80th Ave. located 0.2 miles west from the NW corner of US 30 & Colorado St., zoned PUD, 36.63 acres.

Request: *Public Hearing:* Site Plan

Purpose: A proposed Chipotle Restaurant (formerly Don Pablo restaurant)

Granted ___ Denied ___ Deferred ___ Vote ___

VII. Consultation/Discussion: PC 18-06A Cressmoor Estates Phase I, *Certificate of Amendment*