

**AGENDA  
CITY OF HOBART PLAN COMMISSION  
CITY HALL/COUNCIL CHAMBERS  
414 MAIN STREET  
THURSDAY, MARCH 5, 2020 - 7:00 P.M.**

**I. Meeting called to order**

**II. Pledge of Allegiance**

**III. Record of those present**

**IV: Approval of Minutes: February 6, 2020**

**V: Communications/Acceptance of Agenda**

**VI: Business of the Day**

**1. 18-06A** Randy Hall (Petitioner/Owner) located south of 37<sup>th</sup> Avenue, east of Wisconsin Street and west of Lake Park Avenue zoned PUD, 113 acres +/-

**Request:** ***Reapproval for Final Plat Approval, Phase 1:*** Cressmoor Estates

**Purpose:** Proposed 37 lot

Approved \_\_\_\_ Denied \_\_\_\_ Deferred \_\_\_\_ Vote \_\_\_\_

**2. 19-30** City of Hobart Plan Commission

**Request:** ***Tabled; Public Hearing*** Chapter 4, Existing Land Use

**Purpose:** Amend Comprehensive Plan

Favorable Rec. \_\_\_\_ Unfavorable Rec. \_\_\_\_ Deferred \_\_\_\_ Vote \_\_\_\_

**3. 20-02A** Millco 8150 Ridge Road LLC/Robert Miller (Petitioner/Agent) located 433' east from the NE corner of Ridge Road & Randolph Rd. zoned B-3, 2.32 acres

**Request:** ***Tabled; Final Plat Approval:*** Millco Hobart Subdivision

**Purpose:** A proposed 2-lot subdivision

Final Plat \_\_\_\_ Denied \_\_\_\_ Deferred \_\_\_\_ Vote \_\_\_\_

4. **20-03** Mark Hovanec (Petitioner/Owner) 327/337 Liverpool Road located approx. 1/3 mile south from the SE corner of Liverpool & Ridge Roads zoned M-1, 18.72 acres
- Request:** *Tabled; Site Plan Review*
- Purpose:** Existing concrete recycling operations
- Granted \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_ Vote \_\_\_\_\_
5. **20-04** Jonathon Hollowell (Petitioner/Agent) 4433 E. 83<sup>rd</sup> Avenue located approx. 500' west from the SW corner of 83<sup>rd</sup> Ave. & Clay St., zoned A-1 & OS-1, 30 acres
- Request:** *Final Plat Approval:* Lone Oak Subdivision
- Purpose:** Proposed 3-lot subdivision
- Final Plat \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_ Vote \_\_\_\_\_
6. **20-05** Marco Tamayo (Petitioner/Owner) 7197 Mississippi Street located 600' north from the NE corner of Miss. St. & 73<sup>rd</sup> Ave. zoned R-2, 5.3 acres
- Request:** *Tabled; Site Plan Review*
- Purpose:** Proposed approx. 700 cubic yards of fill
- Granted \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_ Vote \_\_\_\_\_
7. **20-07** Becknell Industrial/Paul Thurston (Petitioner/Agent) located 800' east from the NE corner of 69<sup>th</sup> Ave. & Miss. St. zoned PUD (M-1), 51.96 acres
- Request:** *Tabled; Site Plan Review*
- Purpose:** Proposed 617,760 sq. ft. light manufacturing building with office
- Granted \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_ Vote \_\_\_\_\_
8. **20-07A** Becknell Industrial/Paul Thurston (Petitioner/Agent) located 800' east from the NE corner of 69<sup>th</sup> Ave. & Miss. St. zoned PUD (M-1), 51.96 acres
- Request:** *Tabled; Public Hearing*

- Purpose:** Amend PUD  
Favorable Rec. \_\_\_ Unfavorable Rec. \_\_\_ Deferred \_\_\_ Vote \_\_\_
9. **20-07B** Becknell Industrial/Paul Thurston (Petitioner/Agent) located 800' east from the NE corner of 69<sup>th</sup> Ave. & Miss. St. zoned PUD (M-1), 51.96 acres
- Request:** *Final Plat Approval*: Northwind Crossings South
- Purpose:** Proposed 1-lot subdivision  
Final Plat \_\_\_ Denied \_\_\_ Deferred \_\_\_ Vote \_\_\_
10. **20-08** Pete Voris (Petitioner/Owner) 3033 E. 37<sup>th</sup> Avenue located approximately 200' west from the SW corner of 37<sup>th</sup> Ave. & Liverpool Rd. zoned B-3, 0.172 acre
- Request:** *Site Plan Review*
- Purpose:** A proposed 6' privacy fence located on the western property line  
Granted \_\_\_ Denied \_\_\_ Deferred \_\_\_ Vote \_\_\_
11. **20-09** Audi NWI/Van Gurley (Petitioner/Owner) 3990 E. Lincoln Highway located approximately 1/3 mile east from the NE corner of Lincoln Highway & Colorado St. zoned B-3, 2.42 acres
- Request:** *Site Plan Review*
- Purpose:** A proposed 542 sq. ft. addition to existing building  
Granted \_\_\_ Denied \_\_\_ Deferred \_\_\_ Vote \_\_\_
12. **20-11** Hobart YMCA/Andrew Zimmer (Petitioner/Agent) 601 W. 40<sup>th</sup> Place located approximately 200' east from the SE corner of 40<sup>th</sup> Pl. & Wisconsin St. zoned R-2, 6.4 acres
- Request:** *Site Plan Review*
- Purpose:** A proposed approx. 1,800 sq. ft. pavilion & 43 parking spaces  
Granted \_\_\_ Denied \_\_\_ Deferred \_\_\_ Vote \_\_\_

**13. 20-12** Hobart Assembly of God Church/Ryan McDowell (Petitioner/Agent) 7547 E. Ridge Rd. located approx. ½ mile west from the SW corner of Ridge Rd. & St. Rd. 51, zoned R-2 & B-3, 8.8 acres

**Request:** *Public Hearing:* Site Plan

**Purpose:** A proposed 13,085 sq. ft. addition to existing building and to increase parking lot size from 45,000 sq. ft. to 70,000 sq. ft.

Granted \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_ Vote \_\_\_\_\_

**VII. Consultation/Discussion:** PC 19-47) Erin's Farm Site Plan  
Bionic ADA Parking