

**AGENDA
CITY OF HOBART PLAN COMMISSION
CITY HALL/COUNCIL CHAMBERS
414 MAIN STREET
THURSDAY JULY 7, 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 837 8668 4883

<https://us02web.zoom.us/j/83786684883>

I. Meeting called to order

II. Pledge of Allegiance

III. Record of those present

IV. Approval of Minutes: June 2, 2022 & June 9, 2022 Special Meeting

V. Communications/Acceptance of Agenda

VI: Business of the Day

- 1. 22-08** Haresh Patel (Petitioner/Owner) 4716 W. 61st Ave. located NW of the 61st Avenue & Marcella Boulevard intersection, zoned B-3, 6.4 acres

Request: **Tabled:** Site Plan

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

Granted ___ Denied ___ Deferred ___ Vote ___

- 2. 22-19** Cornerstone Partners V LLC (Petitioner/Agent) for property located 300' west & parallel to Ash Street, bounded between 12th & 13th Streets, zoned R-2, 0.412 acre

Request: **Tabled:** Vacate

Purpose: Proposed 30' by 599' +/- Unimproved Connecticut Street ROW

Favorable Rec. ____ Unfavorable Rec. ____ Deferred ____ Vote ____

3. **22-19A** Cornerstone Partners V LLC (Petitioner/Agent) for property located west of Ash Street, north and west of 12th & 13th Streets, zoned R-2, 4 acres

Request: *Final Plat:* Ash Commons

Purpose: Proposed 22-lot subdivision

Approved ____ Denied ____ Deferred ____ Vote ____

4. **22-22** St. Mary Medical/David Otte (Petitioner/Agent) at 1500 S. Lake Park Ave. located west of Lake Park Ave., south of 14th St., north of 61st Ave. zoned PUD, 36.93 acres

Request: *Public Hearing:* Amend PUD

Purpose: Proposed 4th amendment to include additional buildings

Favorable Rec. ____ Unfavorable Rec. ____ Deferred ____ Vote ____

5. **22-23** Thomas Forbes (Petitioner/Owner) at 200 Main St. located on the SW corner of Main & 2nd Streets, zoned B-2, 0.18 acres +/-

Request: *Site Plan Review*

Purpose: A proposed restaurant/bar with outdoor dining

Granted ____ Denied ____ Deferred ____ Vote ____

6. **22-24** Joseph & Barbara Sandilla (Petitioners/Owners) located 150' west of the SW corner of Lake Park Ave. & 8th St., zoned R-2, 2.5 acres +/-

Request: *Public Hearing:* Replat of Lots 1 & 2 of Sandilla Manor

Purpose: Proposed 2 lot subdivision

Approved ____ Denied ____ Deferred ____ Vote ____

7. **22-25** Lineage Logistics LLC/Robert Sangdahl (Petitioner/Agent) located approx. 1,000' east of North Wind Parkway, zoned PUD & R-3, 46.87 acres

Request: *Public Hearing:* Rezone

Purpose: Proposed rezone from PUD & R-3 to M-1

Favorable Rec. ____ Unfavorable Rec. ____ Deferred ____ Vote ____

8. **22-26** Mark Hovanec (Petitioner/Agent) at 337 N. Liverpool Rd.
located 0.36 miles south from the SE corner of Liverpool & Old Ridge Rd.,
zoned M-1, 18.5 acres

Request: Site Plan Review

Purpose: Proposed concrete crushing facility

Granted ____ Denied ____ Deferred ____ Vote ____

9. **22-27** Global Engineering/Jeffrey Oltmanns (Petition/Agent) at 1700 E. State Rd. 130
located 0.2 miles south from the SE corner of State Rd. 130 & Cleveland Ave.,
zoned B-3, 1.009 acres

Request: Public Hearing: Site Plan

Purpose: 3 additional proposed buildings

Granted ____ Denied ____ Deferred ____ Vote ____

10. **22-28** Mark Hovanec (Petitioner/Agent) at 337 N. Liverpool Rd.
Comp BZA 22-09 located 0.36 miles south from the SE corner of Liverpool & Old Ridge Rd.,
zoned M-1, 18.5 acres

Request: Referral for Determination: Conditional Use

Purpose: Proposed concrete crushing facility

Granted ____ Denied ____ Deferred ____ Vote ____

VII. Consultation/Discussion: Site Plan Review/SWPPP Submittals