

**AGENDA
CITY OF HOBART PLAN COMMISSION
CITY HALL/COUNCIL CHAMBERS
414 MAIN STREET
THURSDAY, JULY 11, 2019 - 7:00 P.M.**

- I. Meeting called to order**
- II. Pledge of Allegiance**
- III. Record of those present**
- IV. Approval of Minutes: June 6, 2019**
- V. Communications/Acceptance of Agenda**

- VI. Business of the Day**

- 1. 10-41** Mark Hovanec, 337 N. Liverpool Rd., located .04 miles SE of Old Ridge & Liverpool Rd., zoned M-1, 17 +/- acres.

Request: *Tabled: Site Plan Review*

Purpose: Bring property into compliance

Approved ____ Denied ____ Deferred ____ Vote ____

- 2. 17-06B** Cameron Bernard (Petitioner/Owner) 7190 Grand Blvd. located North & West of Grand Blvd. & Ainsworth Rd., zoned R-3, 2.49 acres +/-

Request: *Tabled: Site Plan Review & Extension Request*

Purpose: Amendment for proposed storage warehouses

Granted ____ Denied ____ Deferred ____ Vote ____

3. **19-10A** Luke Oil, Inc./Brandon Dickinson (Petitioner/Agent) 9502 E. Ridge Rd., located on the NW corner of Ridge Rd. & County Line Rd., zoned B-3, 2.29 acres
- Request:** ***Final Plat Approval:*** Luke’s 6 & County Line Addition
- Purpose:** Proposed 1 lot subdivision
- Granted ____ Denied ____ Deferred ____ Vote ____
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4. **19-12** City of Hobart Plan Commission
- Purpose:** ***Public Hearing:*** Amend Chapter 154 of the Hobart Municipal Code
- Request:** Proposed Design Guideline
- Favorable Rec. ____ Unfavorable Rec. __ Deferred ____ Vote ____
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5. **19-12A** City of Hobart Plan Commission
- Purpose:** ***Public Hearing:*** Amend Chapter 154 of the Hobart Municipal Code Sec. 154.007: Definitions
- Request:** Proposed planning tool to guide development practices
- Favorable Rec. ____ Unfavorable Rec. __ Deferred ____ Vote ____
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6. **19-12B** City of Hobart Plan Commission
- Purpose:** ***Public Hearing:*** Amend Chapter 154 of the Hobart Municipal Code Sec. 154.120: OS-2-Office Service Districts
- Request:** Proposed planning tool to guide development practices
- Favorable Rec. ____ Unfavorable Rec. __ Deferred ____ Vote ____
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7. **19-12C** City of Hobart Plan Commission
- Purpose:** ***Public Hearing:*** Amend Chapter 154 of the Hobart Municipal Code Sec. 154.190: PBP-Planned Business Park Districts
- Request:** Proposed planning tool to guide development practices
- Favorable Rec. ____ Unfavorable Rec. __ Deferred ____ Vote ____

8. **19-12D** City of Hobart Plan Commission
- Purpose:** ***Public Hearing:*** Amend Chapter 154 of the Hobart Municipal Code Sec. 154.210: M-1 Light Manufacturing Districts
- Request:** Proposed planning tool to guide development practices
- Favorable Rec. ___ Unfavorable Rec. ___ Deferred ___ Vote ___
9. **19-12E** City of Hobart Plan Commission
- Purpose:** ***Public Hearing:*** Amend Chapter 154 of the Hobart Municipal Code Sec. 154.295: Planned Unit Development Districts
- Request:** Proposed planning tool to guide development practices
- Favorable Rec. ___ Unfavorable Rec. ___ Deferred ___ Vote ___
10. **19-12F** City of Hobart Plan Commission
- Purpose:** ***Public Hearing:*** Amend Chapter 154 of the Hobart Municipal Code Sec. 154.355: Off-Street Parking and Loading
- Request:** Proposed planning tool to guide development practices
- Favorable Rec. ___ Unfavorable Rec. ___ Deferred ___ Vote ___
11. **19-12G** City of Hobart Plan Commission
- Purpose:** ***Public Hearing:*** Amend Chapter 154 of the Hobart Municipal Code Sec. 154.420: Site Plan, Tree Preservation & Landscaping
- Request:** Proposed planning tool to guide development practices
- Favorable Rec. ___ Unfavorable Rec. ___ Deferred ___ Vote ___
12. **19-13** Todd Hummel (Petitioner/Owner) 813/821 W. Old Ridge Rd. located 100' west from the SW corner of Old Ridge Rd. & Wisconsin St., zoned B-3, 0.486 acres.
- Request:** ***Tabled: Site Plan Review***
- Purpose:** Installation of a proposed overhead door & ramp

Granted ____ Denied ____ Deferred ____ Vote ____

13. 19-14 John M. Kalinowski (Petitioner/Owner) 411 W. 3rd Street located on the SE corner of 3rd & Connecticut Streets, zoned R-2, 0.53 acres

Request: *Public Hearing:* Cardinal Grove Addition

Purpose: Proposed 1 lot subdivision

Granted ____ Denied ____ Deferred ____ Vote ____

14. 19-15 Kimberly Dulin (Petitioner/Owner) 1010 E. 8th Street located 700' west from the NW corner of 8th & Wisconsin Streets, zoned R-2, 0.32 acre

Request: *Public Hearing:* Hud Kee Paradise

Purpose: Proposed 1 lot subdivision

Granted ____ Denied ____ Deferred ____ Vote ____

15. 19-16 Felix Perry (Petitioner/Owner) 421 E. 5th Street located on the SE corner of 5th & Lake Streets zoned R-2, 0.42 acres

Request: *Public Hearing:* Perry Addition

Purpose: Proposed 2 lot subdivision

Granted ____ Denied ____ Deferred ____ Vote ____

16. 19-17 Larry Johnson (Petitioner/Owner) located approx. ¼ mile north from the NW corner of Randolph Rd. & 37th Ave. zoned R-1, 6.34 acres

Request: *Public Hearing:* Johnson Subdivision

Purpose: Proposed 2 lot subdivision

Granted ____ Denied ____ Deferred ____ Vote ____

17. 19-18 Richard Boyd (Petitioner/Owner) 450 S. Ohio Street located on the NE corner of 5th & Indiana Streets, zoned M-1, 0.63 acre

Purpose: *Public Hearing:* Boyd Subdivision

Request: Proposed 4 lot subdivision
Granted ____ Denied ____ Deferred ____ Vote ____

18. 19-19 Hobart Storage/Tom White (Petitioner/Owner) 201 N. Hobart Rd. located .2 miles south from the SE corner of Hobart Rd. & Cleveland Ave. zoned B-3, 1.73 acres

Request: Site Plan Review

Purpose: For the proposed construction of 2 additional buildings
Granted ____ Denied ____ Deferred ____ Vote ____

19. 19-20 Rim Construction Consultants, Inc./Rimas Maurukas (Petitioner/Agent) located 1/3 mile east from the NE corner of Ridge & Randolph Rds., zoned B-3, 6.11 acres

Request: Site Plan Review

Purpose: A proposed mini self-storage facility
Granted ____ Denied ____ Deferred ____ Vote ____

20. 19-21 BJ Restaurants/Joan Leguay (Petitioner/Agent) 2757 E. 80th Ave., located on the NW corner of US 30 & Iowa St., zoned PUD, 38.63 acres

Request: Amendment to PUD

Purpose: To permit outdoor dining for a proposed restaurant
Granted ____ Denied ____ Deferred ____ Vote ____

21. 19-22 BJ Restaurants/Joan Leguay (Petitioner/Agent) 2757 E. 80th Ave., located on the NW corner of US 30 & Iowa St., zoned PUD, 38.63 acres

Request: Site Plan Review

Purpose: A proposed restaurant
Granted ____ Denied ____ Deferred ____ Vote ____

22. 19-23 Safe Haven Foundation/Nell Vazquez Rowland (Petitioner/Agent) located approx. 800' north from the NE corner of Iowa St. & US 30 zoned PUD, 4.21 acres
- Request:** *Public Hearing:* Veterans Subdivision
- Purpose:** Proposed 1 lot subdivision
- Granted ____ Denied ____ Deferred ____ Vote ____
23. 19-24 Merrillville Metal Recycling, LLC/David Woodward (Petitioner/Agent) 2743 E. 83rd Place located SE corner of 83rd Place & Minnesota Street, Sec. 154.214, zoned M-1, 1.95 acres
- Request:** *Determination for Conditional Use*
- Purpose:** To allow a proposed metal recycling facility
- Approved ____ Denied ____ Deferred ____ Vote ____
24. 19-25 Trailblazers Point/Joseph & Pamela Broadaway (Petitioners/Owners) 11 N. Hobart Rd. located on the NE corner of Hobart Rd. & Cleveland Ave. zoned B-3, 1.057 acre
- Request:** *Site Plan Review*
- Purpose:** Proposed 61.5 sq. ft. pylon sign
- Granted ____ Denied ____ Deferred ____ Vote ____

VII. Consultation/Discussion: Thoroughfare Plan & Future Land Use Plan