

**AGENDA
CITY OF HOBART PLAN COMMISSION
CITY HALL/COUNCIL CHAMBERS
414 MAIN STREET
THURSDAY SEPTEMBER 7, 2023 - 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 897 5516 2447

<https://us02web.zoom.us/j/89755162447>

I. Meeting called to order

II. Pledge of Allegiance

III. Record of those present

IV. Approval of Minutes: August 3, 2023

V. Communications/Acceptance of Agenda

VI. Old Business

- 1. 23-05** Robert Hennessey (Petitioner/Owner) for property located approx. 150' north from the NE corner of Lake Park Ave. & 10th St. zoned R-2, 0.3512 acre

Request: **Tabled:** Rezone

Purpose: Proposed rezone from R-2 to PUD

Favorable Rec ____ Unfavorable Rec ____ Deferred ____ Vote ____

- 2. 23-05A** Robert Hennessey (Petitioner/Owner) for property located approx. 150' north from the NE corner of Lake Park Ave. & 10th St. zoned R-2, 0.3512 acre

Request: **Tabled:** Replat of Lot 1 Robbins Addition

Purpose: Proposed 1-lot subdivision

Preliminary Plat ____ Denied ____ Deferred ____ Vote ____

- 3. 23-12** Hickory Hollow NWI, LLC/Dan Steiner (Petitioner/Agent) located approx. 600' & 400' north from the NW corner of 61st Ave. & Arizona St., zoned R-1 & R-3, 32.5 acres

Request: **Tabled:** Hickory Hollow

Purpose: A proposed 67-lot subdivision

Preliminary Plat Approval ____ Denied ____ Deferred ____ Vote ____

4. **21-15A** Grand Trunk Storage Depot/Cameron Bernard (Petitioner/Owner) 7190 Grand Blvd. located 100' north from the NW corner of Grand Blvd. & Ainsworth Rd. zoned R-3, 2.49 acres

Request: *Tabled:* Site Plan

Purpose: To allow the completion of the storage building facility

Granted ___ Denied ___ Deferred ___ Vote ___

VII. New Business:

5. **23-21** Jeff Austgen (Petitioner/Owner) 1000 Georgiana Street located 400' east from the NE corner of Georgiana St. & State Hwy 51, zoned M-1, 3.18 acres

Request: 1000 Georgiana Subdivision

Purpose: Proposed 1-lot subdivision

Final Plat ___ Denied ___ Deferred ___ Vote ___

6. **23-22** Steven Wampler (Petitioner/Agent) 4613 US 30 located 500' west from the SW corner of US 30 & Clay St., zoned B-3, 6 acres +/-

Request: *Site Plan:* Team Honda

Purpose: Proposed renovations to building to include a car wash, 6 additional service bays, canopy & additional parking spaces

Granted ___ Denied ___ Deferred ___ Vote ___

7. **23-24** Todd Wolfgang (Petitioner/Agent) 2520 E. 79th Avenue located approx.200' east of Iowa St. on 79th Ave. next to Best Buy, zoned PUD, 223 acres

Request: *Site Plan:* DSW Shoe Warehouse

Purpose: Convert an existing retail space into 2 smaller spaces & install additional doors in the front and rear

Granted ___ Denied ___ Deferred ___ Vote ___

8. **23-25** City of Hobart/Hobart Sanitary District (Petitioner/Owner) former lift station located approx. 700' east from the NE corner of Front & Center Streets, zoned B-3, 1.95 acres

Request: *Site Plan:* Front Street Dog Park

Purpose: Proposed fencing and parking area for a city owned dog park

Granted ___ Denied ___ Deferred ___ Vote ___

VIII. Consultation/Discussion: