

**AGENDA
CITY OF HOBART PLAN COMMISSION
CITY HALL/COUNCIL CHAMBERS
414 MAIN STREET
THURSDAY OCTOBER 5, 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 **871 6643 8665**

<https://us02web.zoom.us/j/87166438665>

I. Meeting called to order

II. Pledge of Allegiance

III. Record of those present

IV. Approval of Minutes: September 7, 2023

V. Communications/Acceptance of Agenda

VI. Old Business

- 1. 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 ___

- 2. 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 ___

VII. New Business:

- 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: Hickory Hollow

Purpose: A proposed 67-lot subdivision

Final Plat Approval ___ Denied ___ Deferred ___ Vote ___

4. **23-18A** Millco 8150 Ridge Road LLC/Robert Miller (Petitioner/Owner) located approx. 525' east from the NE corner of Ridge Rd. & Randolph Rd. zoned B-3, 0.85 acre
- Request:** Site Plan
- Purpose:** To allow a proposed Strickland Brothers Oil Change facility
- Granted ___ Denied ___ Deferred ___ Vote ___
5. **23-23** Redwood USA LLC/Kellie McIvor (Petitioner/Agent) located on the NW corner of Grand Blvd. & US 30, zoned PUD, 23.29 acres
- Request:** Public Hearing: Site Plan
- Purpose:** A proposed single-family apartment neighborhood
- Granted ___ Denied ___ Deferred ___ Vote ___
6. **23-26** Quick Run, LLC (Petitioner/Owner) 3225 Hart St., Dyer for property located on the NW corner of US 30 & Clay St., zoned B-3, 6 acres
- Request:** Public Hearing: Site Plan
- Purpose:** Proposed gas station/convenience store/truck stop
- Granted ___ Denied ___ Deferred ___ Vote ___
7. **23-26A** Quick Run, LLC (Petitioner/Owner) 3225 Hart St., Dyer for property located on the NW corner of US 30 & Clay St., zoned B-3, 6 acres
- Request:** Public Hearing: Quick Run Subdivision
- Purpose:** Proposed gas station/convenience store/truck stop
- Preliminary Plat ___ Denied ___ Deferred ___ Vote ___
8. **23-27** Three Star Painting, Inc./John Tsahas (Petitioner/Owner) 2880 E. 84th Pl. located approx. 900' west from the NW corner of Colorado St. & 84th Pl. zoned M-1, 2 acres
- Request:** Site Plan
- Purpose:** A proposed uncoated 6' galvanized chain link fence placed around the remainder of property
- Granted ___ Denied ___ Deferred ___ Vote ___
9. **23-28** Laurie Busch (Petitioner/Owner) 54 Main St. located approx. 110' north from the NW corner of Main & Front St. zoned B-3, 0.09 acre
- Request:** Site Plan
- Purpose:** Proposed 6' wood fence across front of property & bench & raised flower box in front
- Granted ___ Denied ___ Deferred ___ Vote ___

VIII. Consultation/Discussion: