

**CITY OF HOBART PLAN COMMISSION
MINUTES OF JANUARY 6, 2022**

Maria Galka called the meeting to order at 7:00 p.m. with the recitation of the Pledge of Allegiance. Members present: Lloyd Emig, via Zoom; Michael Chhutani; Rich Lain; Jason Spain, via Zoom; Maria Galka, via Zoom; Dave Vinzant, via Zoom; Craig Brooks and Phil Gralik, via Zoom. Member absent: Stuart Allen. Also in attendance: Ross Pietrzak, City Planner and Joy Respecke, Recording Secretary.

Election of Officers: Mr. Lain motioned to retain the current officers for 2022, seconded by Mr. Chhutani. Roll Call Vote taken. All ayes, motion carried. (8-0) Ms. Galka, President; Mr. Vinzant, Vice-President and Mr. Spain, Secretary.

Approval of Minutes: Mr. Chhutani motioned to approve the minutes of December 2, 2021 as presented, seconded by Mr. Brooks. All ayes, motion carried. (8-0)

Communications/Acceptance of Agenda: Mr. Spain requested to withdraw Petition 22-01 and table Petitions 21-34B & 22-02. Mr. Chhutani motioned to approve the agenda as amended, seconded by Mr. Brooks. All ayes, motion carried. (8-0)

Business of the Day

- 1. **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 X Vote 8-0

Petitioner was not present. Mr. Chhutani inquired whether Mr. Hovanec reached out to Staff as instructed at last month’s meeting. Mr. Pietrzak mentioned there have not been any meetings but that he emailed the list of issues to Mr. Hovanec and informed him that he would be available to meet. He stated the last communication he had with Mr. Hovanec was on December 23rd. Although the Conditional Use is set to expire after the February 3rd meeting, assuming the site plan is not approved, the BZA could grant another extension. Mr. Pietrzak stated until a revised site plan is presented, he was not in support of another extension. Mr. Chhutani motioned to Table Petition 20-03 including all discussion, seconded by Mr. Lain. Roll Call Vote taken. All ayes, motion carried. (8-0)

- 2. **21-34B** Indiana Becknell Investors 2011 LLC (Petitioner/Owner) located 800’ east from the NE corner of 69th Ave. & Mississippi St. zoned PUD (M-1), 48.18 acres

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Request: Tabled: Northwind Crossings South 2nd Replat
Purpose: Proposed 1-lot subdivision

Final Plat ___ Denied ___ Deferred X Vote ___

Tabled at acceptance of agenda.

3. 22-01 Hanson Cold Storage (Petitioner/Owner) 2201 North Wind Pkwy & 6716 Colorado St. located on the SE corner of North Wind Parkway & approx. 600' north from the NW corner of Colorado St. & 69th Ave. zoned PUD & R-3, 46.87 acres

Request: Public Hearing: Rezone PUD & R-3 to M-1

Purpose: Proposed light manufacturing

Favorable Rec. ___ Unfavorable Rec. ___ Withdrew X Vote ___

Withdrawn at acceptance of agenda per petitioner's request.

4. 22-02 J. Mark Shapland/Becknell Services, LLC (Petitioner/Agent) located on the SE corner of 61st Ave. & Colorado St. zoned R-3, 155.99 acres

Request: Public Hearing: Rezone R-3 to M-1

Purpose: Proposed light manufacturing

Favorable Rec. ___ Unfavorable Rec. ___ Deferred X Vote ___

Tabled at acceptance of agenda.

5. 22-03 Mark Haller (Petitioner/Owner) 661 Main Street located east of the Lincoln & Main Street intersection zoned B-1, 2.5 acres

Request: Public Hearing: Haller Addition

Purpose: Proposed 1-lot subdivision

Preliminary/Final Plat X Denied ___ Deferred ___ Vote 8-0

Petitioner Mark Haller/Hobart Lumber was present and proposed to incorporate multiple lots into a 1-lot subdivision to allow for the construction of a proposed outdoor storage area. Ms. Galka opened and closed the public hearing for Petition 22-03 without public comments. Mr. Pietrzak noted it was anticipated that Torrenga Engineering was to submit the mylars tonight for approval but they have not yet arrived. He felt preliminary and final plat could be achieved but requested the mylars to be present to ensure corrections

were addressed properly. Mr. Vinzant motioned to Grant Preliminary & Final Plat Approval for Petition 22-03 including all discussion and Findings & Decision, seconded by Mr. Lain. Roll call Vote taken. All ayes, motion carried. (8-0) Mylars were not available for signatures.

6. 22-04 Walter Cimbalevich (Petitioner/Owner) 3744 Maple Street located 200' south from the SW corner of 37th Ave. & Maple St. zoned R-2, 0.45 acres

Request: Public Hearing: Cimbalevich Subdivision

Purpose: Proposed 1-lot subdivision

Preliminary/Final Plat X Denied Deferred Vote 8-0

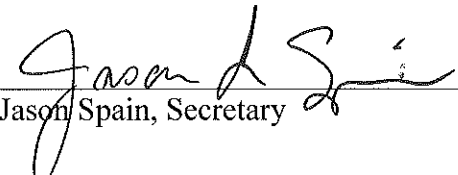
Present was Mrs. Cimbalevich requesting to consolidate multiple lots to create a 1-lot subdivision. Ms. Galka opened and closed the public hearing for Petition 22-04 without public comments. Mr. Pietrzak mentioned the mylars were submitted with 2 minor corrections as requested by the Assistant to the Engineer. They were to include "heretofore" to the platted streets and in the Deed of Dedication to replace front yard setback with "all" building setbacks lines. He also noted that due to his absence from the office, the surveyor's stamp and signature are missing from the mylars but felt it was appropriate to approve the preliminary & final plat contingent on the surveyor's signature and stamp established on the mylars. Mr. Spain questioned the existing structure encroaching over the building lines. Mr. Pietrzak explained that the existing house would be considered legal non-conforming, preventing an expansion into the side yard setback. The Cimbalevich's had applied for a permit for a proposed carport located on a separate lot from the home, which initially prompted the 1-lot subdivision. He stated he will work with the petitioners to comply with the setback requirements for the carport. Mr. Vinzant motioned to Grant Preliminary & Final Plat Approval for Petition 22-04 contingent on the surveyor's signature and seal shown on the mylars including all discussion and Findings & Decision, seconded by Mr. Brooks. Roll Call Vote taken. All ayes, motion carried. (8-0) Mylars were not available for signatures.

Consultation/Discussion: Mr. Gralik introduced Alex Olesker, via Zoom, to the Commission as the newly hired Deputy City Engineer.

Hearing no further comments or discussion Mr. Lain motioned to adjourn, seconded by Mr. Chhutani. All ayes, motion carried. (8-0) Meeting adjourned at 7:20 p.m.



Maria Galka, President



Jason Spain, Secretary