

**HOBART PLAN COMMISSION, CITY OF HOBART
SPECIAL MEETING MINUTES OF JANUARY 17, 2023**

Maria Galka called the special meeting to order at 6:00 p.m. with the recitation of the Pledge of Allegiance. Members in attendance: Lloyd Emig, Rich Lain, Jason Spain, Maria Galka, Dave Vinzant and Phil Gralik, City Engineer. Members absent: Stuart Allen, Michael Chhutani and Craig Brooks. Also in attendance: Ross Pietrzak, City Planner; Connor Miller, Zoning Administrator; Joy Respecke, Recording Secretary and via Zoom Alex Olesker, Deputy Engineer.

22-42 A petition request for Site Plan Review for proposed office/warehouse & self-storage buildings, zoned PBP, 15.899 acres

Granted X Denied ____ Deferred ____ Vote 6-0

Mr. Vinzant motioned to Grant Site Plan for Petition 22-42 waiving the fence along the berm including all discussion, seconded by Mr. Lain. All ayes, motion carried. (6-0)

22-42A A petition request for a proposed 1-lot subdivision (Clay Parkway Business Park), zoned PBP, 15.899 acres

Preliminary Plat X Denied ____ Deferred ____ Vote 6-0

Petitions 22-42 & 22-42A were heard together. Present were Attorney Mark Anderson, Anderson & Anderson, 9211 Broadway, Merrillville and Carmen Arvia, DVG Engineering, 1155 Troutwine Road, Crown Point. Mr. Anderson mentioned the proposed project will consist of approximately 8 self-storage units and 5 office/warehouse buildings. He stated a Development Agreement is being prepared which will address language regarding the frontage road. Mr. Arvia stated they corrected the grading issues in the parking areas to comply with ADA regulations and for the pond, revised the berm along Clay Street to allow for a level area for a possible future sidewalk, to correct minor notations pertaining to contours and direct the aesthetic side of the buildings to face toward Clay Street and 83rd Avenue. Mr. Pietrzak clarified that the Development Agreement is being prepared by a different department and for now, the Commission is only concerned that the frontage road is shown and that it will be built. The Development Agreement will explain how that will happen at a later date. He noted that outstanding concerns have been mostly addressed other than if the Commission requires the fence along the berm and if not why. He is inclined to feel the fence is not necessary since the aesthetics of the buildings are facing toward the streets and landscaped. A slatted black vinyl chain link fence is proposed between the buildings to screen the back storage areas. The

consensus of the Commission was fencing along the berm was not necessary. A Type 3 Bufferyard is also proposed on the north and west. Mr. Gralik mentioned that if the Development Agreement does not delay the building of the frontage road, it will be required within one year of preliminary plat approval or provide a Performance Bond for the road. Mr. Pietrzak acknowledged the frontage road was shown on the subdivision plat. Mr. Gralik motioned to Grant Preliminary Plat Approval for Petition 22-42A including all discussion, seconded by Mr. Vinzant. All ayes, motion carried. (6-0)

There being no further discussion Mr. Vinzant motioned to adjourn, seconded by Mr. Lain. All ayes, motion carried. (6-0) Meeting adjourned at 6:20 p.m.



Maria Galka, President



Jason Spain, Secretary