

**CITY OF HOBART PLAN COMMISSION  
SPECIAL MEETING MINUTES OF FEBRUARY 28, 2019**

**A petition request to amend the covenants in Ordinance 2018-32 for the property located 800' East from the NE corner of 69<sup>th</sup> Avenue & Mississippi Street. PC 18-36**

Dave Vinzant called the special meeting to order at 8:03 a.m. Members in attendance: Stuart Allen, Dave McEachern, Rich Lain, Dave Vinzant, Craig Brooks and Phil Gralik, City Engineer. Also in attendance: Sergio Mendoza, City Planner; Ross Pietrzak, Zoning Administrator and Joy Respecke, Recording Secretary.

Mr. Vinzant explained the Common Council returned the rezone back to the Plan Commission in order to include revisions to the PUD covenants and to provide the Development Agreement between the City and Becknell Industrial. He mentioned that the final Development Agreement was not available.

Mr. Mendoza mentioned the Commission received the revised PUD covenants which included highlighted areas that included the Aspirational Guidelines as well as comments from internal city departments and Becknell Industrial. Discussion occurred between the Commission members, Planning Staff, Denarie Kane, Redevelopment Director and Beth Jacobson, Assistant Redevelopment Director on the following items. Revisions discussed are as follows:

**Change VI.(D)(8)(c) to read as follows:**

Additional easements for the provision of enhancement of transit shall be provided.

**Change VI.(I)(1)(a) to read as follows:**

(a) All façades shall be designed with architectural details or relief in the façade to mitigate monotony in a fashion that is compatible with adjacent development. These features shall be located for maximum visual effect, at a minimum along public right-of-ways, across from different zoning uses such as residential, and around entry points. Building design shall include a minimum of four (4) of the following features:

**Change VI.(I)(1)(c)3. to read as follows:**

Manufacturing and Light Industrial Uses shall utilize a stepped approach to building design.

**Change VI.(I)(1)(c)3.a. to read as follows:**

Cornice lines or parapets of roof heights shall vary to create visual interest of individual modules in a building and, excluding decorative features, no building heights shall exceed:

i. Maximum building height on lots/parcel/site less than twenty (20) acres shall not exceed forty-five feet (45') in height.

ii. Maximum building height on lots/parcel/site twenty (20) acres or greater shall not exceed fifty-five feet (55') in height.

**Remove VI.(I)(7)(b)2. and (I)(7)(b)5. entirely.**

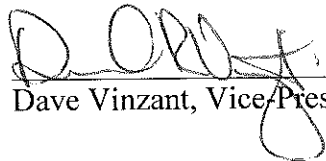
**Add language to VI.(O)(2) to read as follows:**


(2) Roof-mounted equipment on exposed roofs shall be completely screened from view at ground level within three hundred feet (300') of the building.

Mr. Vinzant felt it necessary to send an unfavorable recommendation back to the Common Council due to the lack of a final Development Agreement but to forward the revised approved PUD covenants.

Mr. Vinzant motioned for an Unfavorable Recommendation to the Common Council for Petition 18-36 but to forward the revised approved PUD covenants including all discussion, seconded by Mr. Gralik. Mr. Allen abstained. Motion carried. (5-0)

Mr. Gralik motioned to adjourn, seconded by Mr. Lain. All ayes, motion carried. (6-0) Meeting adjourned at 8:55 a.m.

  
\_\_\_\_\_  
Dave Vinzant, Vice-President

  
\_\_\_\_\_  
Attest: