

**CITY OF HOBART PLAN COMMISSION
MINUTES OF MARCH 7, 2019**

Maria Galka called the meeting to order at 7:20 p.m. with the recitation of the Pledge of Allegiance. Members in attendance: Stuart Allen, David McEachern, Rich Lain, Jason Spain, Maria Galka, Dave Vinzant, Craig Brooks and Phil Gralik, City Engineer. Member absent: Jim Jaracz. Also in attendance: Sergio Mendoza, City Planner; Ross Pietrzak, Zoning Administrator and Joy Respecke, Recording Secretary.

Approval of Minutes: Mr. Lain motioned to approve the minutes of February 7, 2019 as presented, seconded by Mr. Vinzant. All ayes, motion carried. (8-0)

Communications/Acceptance of Agenda: Mr. Spain requested to table Petitions 17-06B, 19-01, 19-05 and 19-08. Mr. Gralik motioned to approve the agenda as amended, seconded by Mr. Allen. All ayes, motion carried. (8-0)

Business of the Day

- 1. **17-06B** Cameron Bernard (Petitioner/Owner) 7190 Grand Blvd. located North & West of Grand Blvd. & Ainsworth Rd., zoned R-3, 2.49 acres +/-
Request: *Tabled: Site Plan Review & Extension Request*
Purpose: Amendment for proposed storage warehouses
 Granted Denied Deferred Vote

Tabled at acceptance of agenda.

- 2. **18-06A** Randy Hall (Petitioner/Owner) located south of 37th Avenue, east of Wisconsin Street and west of Lake Park Avenue zoned PUD, 113 acres +/-
Request: *Tabled: Preliminary/Final Plat* Cressmoor Estates
Purpose: Proposed 234+/- lot subdivision
 Approved Denied Deferred Vote 8-0

Mr. Mendoza noted that Mr. Hall was not present and requested to be tabled while Staff is working through the Memorandum of Agreement. Mr. Gralik added that the city attorney is to provide Mr. Hall with a revised Developer's Agreement tomorrow. Mr. Vinzant motioned to Table Petition 18-06A including all discussion, seconded by Mr. Gralik. All ayes, motion carried. (8-0)

- 3. **18-22A** Safe Haven Foundation/Neli Vazquez Rowland (Petitioner/Agent) at approx. 7930 Iowa St. Silverstone Crossing, Pod D, zoned PUD, 3.86 acres

Request: Amend PUD

Purpose: Proposed removal of covenants language regarding impact to schools

Favorable Rec. X Unfavorable Rec. Deferred Vote 8-0

Bryan Rowland, Safe Haven Foundation, was present and proposed to construct a 75 unit affordable housing facility for veterans and will need to amend the PUD covenants for Pod D, Silverstone Crossing by removing the language regarding impact to the school system. Mr. Vinzant motioned to deem the amendment to be minor, seconded by Mr. Gralik. All ayes, motion carried. (8-0) Mr. Mendoza mentioned that included in their application was a letter from the Merrillville Community School Corporation stating the proposed facility will have no impact in the student enrollment of any Merrillville Community School Corporation school and that the Board of School Trustees of the Merrillville Community School Corporation voted unanimously at their January 22, 2019 meeting to support this development. Mr. Allen motioned for a Favorable Recommendation to the Common Council for Petition 18-22A including all discussion, seconded by Mr. Brooks. All ayes, motion carried. (8-0)

- 4. **18-30A** Doug Babcock/Bailiwyck Properties (Petitioner/Owner) located approx. 200' NE of the 61st Ave. & Marcella Blvd. intersection, zoned PUD, 1.12 acres

Request: Tabled: Site Plan Review

Purpose: A proposed gas station/convenience store

Granted Denied Deferred X Vote 8-0

Mr. Mendoza noted the petitioner nor the developer were present and the developer requested to be tabled pending working with the property owner to the north. Mr. Allen motioned to Table Petition 18-30A including all discussion, seconded by Mr. Gralik. All ayes, motion carried. (8-0)

- 5. **19-01** Karen Miller (Petitioner/Owner) 3950 W. 49th Avenue located ½ mile from the NW corner of 49th Ave. & Liverpool Rd. zoned R-2, 7.01 acres

Request: Site Plan Review

Purpose: To allow a proposed ATV track, rage room & escape room

Granted Denied Deferred X Vote

Tabled at acceptance of agenda

6. 19-05 Ronald & Joni Reid (Petitioner/Owner) 129 N. Cimarron Rd Las Vegas, NV for property at 1219 Jackson St. located approx. 700' west from the SW corner of Jackson St. & Hobart Rd. zoned R-3, 0.14 acre

Request: Final Plat: Resub. Lots 1 & 2, Chas Nagle's Addition

Purpose: Proposed 2-lot subdivision

Granted ___ Denied ___ Deferred X Vote ___

Tabled at acceptance of agenda.

7. 19-07 Andy Ademi (Petitioner/Owner) 4280 E. Highway 30 located 0.04 miles west from the NW corner of Highway 30 & Clay St., zoned PUD, 1.75 acres

Request: Public Hearing: Rezone

Purpose: Proposed PUD to B-3

Favorable Rec. X Unfavorable Rec. ___ Deferred ___ Vote 8-0

Mr. Ademi proposed to rezone his property from PUD to B-3 to allow additional uses. Mr. Mendoza explained that at the time of the annexation the County's zone classification did not fit Hobart's current zoning standards and was converted to a PUD to allow the storage warehouse units to the east of him. He noted that a few years ago Mr. Ademi was granted site plan approval for his used car sales and that the PUD had not been amended to allow the use. He is now requesting the zoning comply with the current uses in B-3, Highway Oriented Business Zone. Ms. Galka opened and closed the public hearing for Petition 19-07 without public comments. Mr. Allen motioned for a Favorable Recommendation to the Common Council for Petition 19-07 including all discussion and Findings of Fact, seconded by Mr. Lain. All ayes, motion carried. (8-0)

8. 19-08 Alex & Lindsay Stariha (Petitioner/Owner) 1750 E. 53rd Ave. located on the NW corner of 53rd Ave. & Liverpool Rd. zoned R-2, 1.80 acres

Request: Public Hearing: Starland Subdivision

Purpose: Proposed 1 lot subdivision

Granted ___ Denied ___ Deferred X Vote ___

Tabled at acceptance of agenda.

9. 19-09 Insite, Inc./Bryan Donley (Petitioner/Agent) 705 E. 4th Street located 100' east from the SE corner of 4th & Center Streets, zoned B-2, 4.65 acres

Request: Public Hearing: Site Plan Sec. 154.402(B)(4)(a)&(c)

Purpose: Proposed removal of existing tower and replacement of a 120' communication tower

Granted X Denied Deferred Vote 7-0

Mr. Lain abstained. Present was Bryan Donley, Insite, Inc. representing Lendlease Towers/Verizon Wireless. Proposed is to remove the existing tower and install a 120' monopole tower capable of accommodating the necessary municipal equipment and up to three (3) communication carriers. The City will also be beneficiary to the revenue generated by the lease agreement with Lendlease Towers. Mr. Pietrzak cited the two (2) waivers necessary for filing. Sec. 154.402(B)(4)(a) All new cellular towers shall be located a minimum distance equal to one-half the height of the tower, from any property line of adjacent property zoned other than M-1, M-2 and B-3; Sec. 154.402(B)(4)(c) All new cellular towers shall be located a minimum distance equal to five hundred feet from residentially zoned or used property. He stated per Hobart Municipal Code in the chapter pertaining to Wireless Communication Facilities and Services it allows for waivers to be approved by the Plan Commission rather than the BZA. Ms. Galka opened and closed the public hearing for Petition 19-09 without public comments. Mr. Allen motioned to Grant Site Plan & Waivers for Petition 19-09 including all discussion, seconded by Mr. Vinzant. All ayes, motion carried.

(7-0)

Consultation/Discussion: Mr. Vinzant noted that prior to the Common Council's second reading for Becknell's proposed rezone from R-3 to PUD M-1 that included revisions to the PUD covenants and the Development Agreement between the City and Becknell Industrial, Becknell withdrew their request for Petition 18-36. At some point in the future they may resubmit their request.

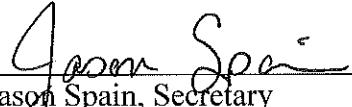
Mr. Allen reiterated his concerns regarding the Hovanec property on Liverpool Road since a site plan has not been submitted and that crushed concrete are piled over a high pressure gas line that runs through the property. Mr. Kingsland noted he emailed IDEM indicating issues the City has regarding this property. He hopes to get a response from them within the week. Otherwise there are other avenues he will pursue. Mr. Mendoza mentioned the Hovanecs can be contacted and informed they are not in compliance with the originally approved site plan and what is currently occurring on site. Mr. Vinzant motioned to request Mr. Hovanec to appear before the next Plan Commission meeting to address the concerns on the property, seconded by Mr. Allen. All ayes, motion carried. (8-0)

Mr. Mendoza mentioned the Lakota Group will be presented next month to update the Design Guidelines.

There being no further comments or discussion Mr. Allen motioned to adjourn, seconded by Mr. Gralik. All ayes, motion carried. (8-0) Meeting adjourned at 7:40 p.m.



Maria Galka, President



Jason Spain, Secretary