

**MINUTES OF THE REGULAR MEETING  
COMMON COUNCIL OF THE CITY OF HOBART  
LAKE COUNTY, INDIANA  
March 17, 2021**

**Call to Order:** Mayor Snedecor called the meeting to order at 6:00 p.m. followed by the Pledge of Allegiance, and moment of silence. The meeting was held with the building open to the public and a call-in number for remote public participation.

**Roll Call:** The following members were present: Mr. Kopil, Mr. Huddlestun, Mr. Vinzant (remote), Mr. Wells, Mr. Claussen and Mr. Waldrop. Absent: Mr. Maggio. Also present: Mr. Snedecor, City Attorney McCarthy, and Clerk-Treasurer Longer.

**Reading of the Minutes:** Motion by Mr. Claussen, seconded by Mr. Kopil, to approve the minutes of the regular meeting of March 3, 2021 as presented. All aye, motion carried. (6-0)

**Proclamation:** Mayor Snedecor presented a Proclamation naming March 2021 as Disability Awareness Month and presented it to Bill SeDoris who thanked the City for their ongoing support.

**Correspondence:** Mayor Snedecor and the Public Works Dept. recognized Randy Thomas who recently retired from the Public Works Dept. and thanked him for his years of service to the community.

**2020 Redevelopment Commission and Redevelopment Authority Annual Report:** Director of Development Beth Jacobsen provided an overview of the annual report, stating it was approved by both the Redevelopment Commission and the Redevelopment Authority earlier this week. Clerk-Treasurer Longer stated this information will be uploaded into the State's Gateway program by mid-April as required for transparency and availability to the public. Motion by Mr. Claussen, seconded by Mr. Huddlestun, to accept and approve the Annual Report as presented. All aye, motion carried. (6-0)

**Committee Reports:** Mr. Snedecor stated the Sanitation sub-committee of the Council met earlier this week regarding the compost bag program. Kelly Smith, Public Works Director, distributed information regarding the upcoming changes to the program, stating the curbside pickup will continue but once the current supply of bags is depleted, the City will no longer distribute bags to residents. Mr. Vinzant stated the costs incurred to supply bags was the reason for this change and while the City values the program and will continue to pick up bags curbside, we can no longer afford to supply bags. Mr. Huddlestun noted the sanitation costs have doubled over the past year and the annual \$75,000 saved in not supplying bags will help to offset some of these costs. Notifications will be on the website and will be included in the April sanitary billing newsletter.

Mr. Huddlestun set an Ordinance Committee meeting for Tuesday, March 30<sup>th</sup> at 5:00 p.m. Notices will be sent.

**Approval of Agenda:** Motion by Mr. Vinzant, seconded by Mr. Huddlestun, to approve the agenda as presented. All aye, motion carried. (6-0)

**Unfinished Business:**

**Tabled: Request for Use Variance:** to permit a proposed climate-controlled storage facility and outdoor storage for RV's & boats at 7305 Grand Blvd. located 1,300' north from the Northeast corner of Grand Blvd. & 73<sup>rd</sup> Ave. Sec. 154.133, zoned B-1, 2acres: Alka Properties/Mitre Kutanovski; Ross Pietrzak, City Planner stated the site plan is set for review at the Plan Commission on April 1st. This item remains on the table for the Council.

**Tabled: Ordinance 2020-29 (First Reading): An Ordinance Amending the Municipal Code of the City of Hobart Concerning Golf Carts, Authorizing the Use of Golf Carts and Recreational Off-Road Vehicles on the Streets and Alleys of the City of Hobart Under Specified Conditions:** Motion by Mr. Huddlestun, seconded by Mr. Waldrop, to remove this item from the table. Roll Call Vote taken. All aye, motion carried. (6-0)

Motion by Mr. Huddlestun, seconded by Mr. Waldrop, to send this item to the Ordinance Committee for further discussion. Roll Call Vote taken. All aye, motion carried. (6-0)

#### **New Business:**

**Request for Use Variance: to allow a bait/tackle shop & boat rental business at 603 S. Wisconsin St., 400' north of the NE corner of Wisconsin St. & Lake Shore Dr., zoned R-2, 0.248 acres: Art Kraft:** Mr. Snedecor noted the BZA forwarded a favorable recommendation with the following conditions: to be used for a bait/tackle/boat rental establishment, work with Staff for temporary access easement in parking area, hours of operations between 6am and 8pm and posted on signs, to install a gate on the west end limiting access to the boat dock area after business hours and to install fencing and no trespassing signs on the east side of the lot to restrict access to adjoining property on the east. Motion by Mr. Vinzant, seconded by Mr. Wells, to approve the Use Variance as presented with the conditions as stated. Roll Call Vote taken. All aye, motion carried. (6-0)

**Resolution 2021-01: A Resolution Approving an Order of the City of Hobart Plan Commission approving Resolutions of the City of Hobart Redevelopment Commission to amend the Economic Development Plan for the US 30 and 69<sup>th</sup> Avenue Economic Development Area and the Economic Development Plan for the 61<sup>st</sup> Avenue and SR51 Economic Development Area:** The Resolution was read. Beth Jacobson, Director of Development, stated this resolution adds a few parcels to the possible acquisition list that we may or may not need for future projects but does not change the boundaries of the TIF district. Motion by Mr. Claussen, seconded by Mr. Kopil, to approve Resolution 2021-01 as presented. Roll Call Vote taken. All aye, motion carried. (6-0)

**Resolution 2021-02: A Resolution Designating a Certain Area within the City as an Economic Revitalization Area for purposes of Real Property Tax Abatement: Grand Trunk Storage Depot re: 7190 Grand Blvd.:** The Resolution was read. Cameron Bernard was present. Mr. Kopil stated he would like to table this resolution as there are some issues that need to be addressed. Jeremy Ogden, Building Official, stated he had discussed the drainage issues with both the City Engineer and the MS4 Coordinator and the property is in compliance as to drainage. Discussion followed as to incentivizing small businesses related to property that may never be developed, encouraging development at all levels and whether the number of jobs created should be the only criteria to permit incentives to be granted. City Planner Ross Pietrzyk stated there are site plan issues that will need to be addressed but these may be considered at the April 1<sup>st</sup> Plan Commission meeting. Mr. Bernard stated he has been in contact with Morton Buildings and would need to get started by May in order to have a building available this year. Mrs. Longer stated that if the Council passed this Designating Resolution, it would be set for public hearing on April 21<sup>st</sup> and then a Confirmatory Resolution would be considered by the Council for final action on the abatement at that time. Motion by Mr. Kopil, seconded by Mr. Wells, to table Resolution 2021-02. Roll Call Vote taken: Aye: Mr. Kopil, Mr. Wells, Mr. Vinzant; Nay: Mr. Claussen, Mr. Huddlestun, Mr. Waldrop. (3Aye/3 Nay) Mayor Snedecor broke the tie vote by voting nay. (3 Aye/4 Nay) Motion to table denied.

Motion by Mr. Claussen, seconded by Mr. Huddlestun, to approve Resolution 2021-02 as presented. Roll Call Vote taken: Aye: Mr. Claussen, Mr. Waldrop, Mr. Wells, Mr. Huddlestun / Nay: Mr. Kopil, Mr. Vinzant. Motion carried. (4 Aye / 2 Nay) The public hearing for this tax abatement will be set for Wed. April 21<sup>st</sup> at 6:00 p.m.

**Ordinance 2021-04: An Ordinance Amending the Municipal Code concerning Contractor Licensing:**  
 The Ordinance was read. Jeremy Ogden, Building Official, reviewed the changes to the Code proposed in this ordinance. Discussion followed as to applying only allowing local contractors to obtain licenses without the local testing and whether other communities do something similar. Attorney McCarthy stated most municipalities do not do this and she cautioned that if approved, the documenting of the references and information obtained from other communities must be done although the Ordinance only says "may" require verification. Mr. Vinzant stated that local contractors could fall under this but he is concerned about contractors who come in from other areas and states where we are unsure of their standards. Mr. Ogden stated the contractor may be required to test if insufficient information is available. Motion by Mr. Wells, seconded by Mr. Huddleston, to pass Ordinance 2021-04 on first reading as presented. Roll Call Vote taken. Aye: Mr. Kopil, Mr. Huddleston, Mr. Wells, Mr. Claussen, Mr. Waldrop / Nay: Mr. Vinzant. Motion carried. (5 Aye / 1 Nay)

**Ordinance 2021-05: An Ordinance to Approve a Preliminary Plan Governing Certain Parcels of Real Estate in Established PUD (M-1) Zoning Classification: 800' east of NE corner of 69<sup>th</sup> Ave & Mississippi St., zoned PUD, 50 acres +/-, Indiana Becknell Investors 2011, LLC: Paul Thurston, Joe Hallak:** The Ordinance was read. The Plan Commission provided a favorable recommendation contingent upon addressing the NIPSCO easement on the subdivision plat. Motion by Mr. Kopil, seconded by Mr. Claussen and Mr. Vinzant, to approve Ordinance 2021-05 on first reading as presented with the condition as stated. Roll Call Vote taken. All aye, motion carried. (6-0)

Motion by Mr. Vinzant, seconded by Mr. Claussen, to suspend the rules, declare an emergency and move Ordinance 2021-05 to second reading this evening. Roll Call Vote taken. All aye, motion carried. (6-0)

**Ordinance 2021-05: An Ordinance to Approve a Preliminary Plan Governing Certain Parcels of Real Estate in Established PUD (M-1) Zoning Classification: 800' east of NE corner of 69<sup>th</sup> Ave & Mississippi St., zoned PUD, 50 acres +/-, Indiana Becknell Investors 2011, LLC: Paul Thurston, Joe Hallak:** The second reading of the Ordinance was held. Motion by Mr. Kopil, seconded by Mr. Claussen, to adopt Ordinance 2021-05 as presented with the conditions as stated. Roll Call Vote taken. All aye, motion carried. (6-0)

**Announcements:** Mr. Snedecor asked if anyone wished to address the Council and there was no response.

**Adjournment:** Motion by Mr. Claussen, seconded by Mr. Huddleston, to adjourn the meeting. 5 Aye/1Nay (Kopil) Motion carried. (5-1) The meeting adjourned at 7:24 p.m.

  
 SECRETARY

  
 PRESIDING OFFICER