

**CITY OF HOBART PLAN COMMISSION
MINUTES OF APRIL 4, 2019**

Maria Galka called the meeting to order at 7:00 p.m. with the recitation of the Pledge of Allegiance. Members in attendance: Stuart Allen, David McEachern, Jim Jaracz, Rich Lain, Jason Spain, Maria Galka, Craig Brooks and Phil Gralik, City Engineer. Absent: Dave Vinzant. 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 special meeting of February 28, 2019 and the regular meeting of March 7, 2019 as presented, seconded by Mr. Gralik. All ayes, motion carried. (8-0)

Communications/Acceptance of Agenda: Mr. Allen motioned to approve the agenda as presented, seconded by Mr. Gralik. All ayes, motion carried. (8-0)

Business of the Day

Presentation: Duncan/Lakota Design Guidelines

Present were Denarie Kane, Director of Economic Development; Carla Houck, Redevelopment President; Kevin Clark, Lakota Group and Kurt Bishop, Duncan & Associates.

Ms. Kane explained that the Redevelopment Commission is often involved in being asked for incentives for new potential developments and felt it was important to review the design guidelines created in 2015.

During the codification and application process it was found to have some deficiencies. The Redevelopment Commission partnered with the mayor and decided to take a more comprehensive approach focusing on the main corridors where new development is likely to come. She stated the Redevelopment Commission is anticipating the additional guidelines and anxious that they become part of the Municipal Code so that they have the tools in place, some made mandatory and others as negotiating points as developments agreements are negotiated for the proposed new developments.

Mr. Clark explained that after reviewing the current zoning ordinance found there were Industrial Park Design Guidelines and design related zoning standards. They felt separating the zoning standards to expand, enhance and include additional zoning standards that are not addressed elsewhere. The Design Guidelines were removed from the ordinance and were consolidated into one single set of Design Guidelines that will apply to all developments. Mr. Mendoza requested a motion be made to set the Design Guidelines for public hearing. Mr. Allen motioned to set for public hearing including all discussion, seconded by Mr. Gralik. All ayes, motion carried. (8-0)

- 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 X Vote 8-0

Petitioner was not present. Mr. Allen motioned to move Petition 17-06B to the end of the agenda, seconded by Mr. Lain. All ayes, motion carried. (8-0) Petitioner was not in attendance. Mr. Lain motioned to table Petition 17-06B including all discussion, seconded by Mr. Jaracz. All ayes, motion carried. (8-0)

- 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 7-0

Mr. Allen abstained.

Mr. Mendoza mentioned the City has been working with Mr. Hall regarding the Memorandum of Agreement in outlining specific requests in order to move forward with his proposed subdivision. Mr. Gralik mentioned the Sanitary District is installing a sanitary sewer line along Lake Park Avenue in order to eliminate Lift Station 2 that will be located through the proposed development. As part of this process the City agreed to install sewer laterals for lots along the sewer line and on the preliminary plat. The lateral cost will be reimbursed and will pay for their portion of the capacity what will be used. The Developer will pay for three (3) drop manholes and the lot proposed for the lift station will be made available for an additional buildable lot. The stormwater detention plan and pond size are adequate as designed. The approved preliminary plat will be extended for 20 years and each phase will be presented to the Plan Commission for final plat approval. The Developer will install 10' wide sidewalks along Wisconsin St. when that particular phase of construction is complete or when the City installs their sidewalk. Mr. Mendoza explained the reason for presenting this to the Commission is due to changes to the PUD Ord. procedures. A special meeting may need to be scheduled to make the recommendation for the Mayor to execute it.

- 3. **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 Vote 8-0

Petitioner was not present. Mr. Allen motioned to table Petition 18-30A, seconded by Mr. McEachern. All ayes, motion carried. (8-0)

- 4. **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:** *Tabled: Site Plan Review*

Purpose: To allow a proposed ATV track, rage room & escape room
Granted _____ Denied _____ Deferred X Vote 8-0

Petitioner was not present. Mr. Mendoza mentioned last month after the BZA presented an unfavorable recommendation to the Common Council for their Use Variance they were advised not to appear before the Plan Commission pending the outcome by the Council. Inquiries were made to the petitioner as to whether they intended to move forward but were left unanswered. Mr. Allen motioned to table Petition 19-01, seconded by Mr. Lain. All ayes, motion carried. (8-0)

5. **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: *Tabled: Final Plat* Resub. Lots 1 & 2, Chas Nagle's Addition
Purpose: Proposed 2-lot subdivision
Granted X Denied _____ Deferred _____ Vote 8-0

Mr. Spain motioned to Grant Final Plat Approval for Petition 19-05 including all discussion and Findings & Decision, seconded by Mr. Brooks. All ayes, motion carried. (8-0)

6. **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: *Tabled: Public Hearing* Starland Subdivision
Purpose: Proposed 1 lot subdivision
Granted X Denied _____ Deferred _____ Vote 8-0

Mr. Stariha mentioned that upon filing for a variance to allow fencing in the front yard it was found that at some point additional land was included at the county level and he is now bringing the property into compliance with city maps to create a 1-lot subdivision. Discussion ensued regarding the 25' setback/building line not included on the plat. It was felt that although this was omitted from the plat should the house be demolished and rebuilt it would need to comply with the 25' setback/building line as specified in the Zoning Ordinance. 17' of right of way is dedicated along Liverpool Road and 40' along 53rd Avenue. Mr. Spain noted that the BZA approved the variance for the fence contingent upon Mr. Galik verifying that the fence does not interfere with the line of sight. Ms. Galka opened the public hearing for Petition 19-08. *John Brezik, 5th District Councilman felt this is beneficial to the owner and was concerned regarding omitting the 25' setback from the plat.* Hearing no further public comments Ms. Galka closed the public hearing. Mr. Allen motioned to Grant Preliminary & Final Plat for Petition 19-08 including all discussion and Findings & Decision, seconded by Mr. Jaracz. All ayes, motion carried. (8-0)

7. **10-41** Steve Hovanec, 337 N Liverpool Rd. located southeast from the Liverpool Rd. & Old Ridge Rd. intersection, zoned M-1

Request: Site Plan Review

Purpose: Bring site into compliance

Mr. Mendoza mentioned Mr. Hovanec was not able to attend the meeting but had requested a 9:00 a.m. meeting tomorrow morning with staff to discuss the current condition of the site. Mr. Mendoza stated that he will update the commission on the results of the discussion at next month's meeting. Mr. Gralik mentioned that IDEM is investigating the site as well as the Army Corp of Engineers as they feel wetlands may have been filled in but as of yet do not have a definitive response from either the agencies. It was noted that the property owners are stock piling broken concrete on NIPSCO's high pressure pile line easement and on the residentially zoned parcels.

Consultation/Discussion:

- Rescheduling July 4th meeting
Mr. Allen motioned to reschedule the July 4th meeting to July 11th contingent upon the availability of the Council Chambers, seconded by Mr. Gralik. All ayes, motion carried. (8-0)
- Mr. Mendoza mentioned that it was brought to his attention that the customer parking lot for Albanese Candy is not in compliance with what was approved during their site plan review. He stated Mr. Dragon informed him the reduction of 70 parking spaces occurred in the transition from 90° spaces to 45° angle spaces which allows for more mobility. Mr. Allen motioned to amend the original site plan to reflex parking spaces from 90° to 45° angled parking, including all discussion, seconded by Mr. Gralik. All ayes, motion carried. (8-0)
- Mr. Mendoza mentioned the Economic Development Department is proposing future gateway signs that will be displayed at a proposed future development on the NW corner of County Line & Ridge Road.
- Mr. Mendoza mentioned an open house is scheduled for Wednesday, April 10th from 5:00 p.m. to 7:00 p.m. for the discussion of the Hobart Conservation Zoning & Sub Area Plan
- Mr. Gralik mentioned the Stormwater Management District is having the first public meeting will be held at the Hobart Township Trustee's Office, April 10th from 6:00 p.m. to 8:00 p.m. regarding Cressmoor, Villa Shores, Hillman Heights Storm Sewer Project. The intention is to take input from the area residents bounded by 37th Avenue to Old Ridge Road, Wisconsin Street to Liverpool Road regarding standing/flooding water issues.

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 8:25 p.m.



Maria Galka, President



Jason Spain, Secretary