

**CITY OF HOBART PLAN COMMISSION
MINUTES OF APRIL 6, 2023**

Maria Galka called the meeting to order at 7:00 p.m. with the Pledge of Allegiance. Members in attendance: Stuart Allen, Lloyd Emig, Michael Chhutani, Jason Spain, Maria Galka, Dave Vinzant, Matt Se Doris and Phil Gralik, City Engineer. Member absent: Rich Lain. Also in attendance: Ross Pietrzak, City Planner; Heather McCarthy, City Attorney; Connor Miller, Zoning Administrator and Joy Respecke, Recording Secretary.

Approval of Minutes: Mr. Allen motioned to approve the minutes of March 2, 2023 as presented, seconded by Mr. Emig. All ayes, motion carried. (8-0)

Communications/Acceptance of Agenda: Mr. Spain noted the Petitioner requested Petitions 22-46A & 22-46B be removed from the agenda. Mr. Chhutani motioned to approve the agenda as presented, seconded by Mr. Allen. All ayes, motion carried. (8-0)

Old Business

- 1. **23-03** Kyle Grothoff (Petitioner/Owner) 501 N Colorado St located on the NE corner of Colorado St. & 40th Ave. zoned R-2, 0.937 acre

 Request: **Tabled:** Grothoff Subdivision

 Purpose: Proposed 1-lot subdivision

 Final Plat Approval Denied Deferred Vote 8-0

Petitioner was not present. Mr. Allen motioned to Table Petition 23-03 including all discussion, seconded by Mr. Emig. All ayes, motion carried. (8-0)

- 2. **23-05** Robert Hennessey (Petitioner/Owner) for property located approx. 150' north
 (Comp to PC 23-05A) from the NE corner of Lake Park Ave. & 10th St. zoned R-2, 0.3512 acre

 Request: **Tabled:** Rezone

 Purpose: Proposed rezone from R-2 to PUD

 Favorable Rec Unfavorable Rec Deferred Vote 8-0

Petitioner was not present. Mr. Allen motioned to Table Petition 23-05 including all discussion, seconded by Mr. Vinzant. All ayes, motion carried. (8-0)

3. 23-05A Robert Hennessey (Petitioner/Owner) for property located approx. 150' north from the NE corner of Lake Park Ave. & 10th St. zoned R-2, 0.3512 acre

Request: Tabled: Replat of Lot 1 Robbins Addition

Purpose: Proposed 1-lot subdivision

Preliminary Plat ___ Denied ___ Deferred X Vote 8-0

Mr. Allen motioned to Table Petition 23-05A including all discussion, seconded by Mr. Vinzant. All ayes, motion carried. (8-0)

4. 23-08 Sava B. Micic (Petitioner/Agent) 4830 E. 73rd Ave. located 900' west from the NW corner of 73rd Ave. & DeKalb St. zoned R-3, 24.8 acres

Request: Tabled: Colvin Addition to the City of Hobart

Purpose: Proposed 2-lot subdivision

Preliminary Plat Approval X Denied ___ Deferred ___ Vote 8-0

Present and representing the petitioner was Rich Piazza, Krull/Abonmarche. Mr. Pietrzak felt the issues discussed last month have been addressed. He stated Ralph Street was extended with a 30'x70' dedication for public right of way, a 5' no access easement to the north was provided, a 26'x22' right of way ingress/egress easement was included for a proposed turnaround and a 20' utility and drainage easement surrounds the entire 2 lot perimeter. Mr. Allen motioned to Grant Preliminary Plat Approval for Petition 23-08 including all discussion, seconded by Mr. Gralik. Mr. Allen requested the building line be shown on the final plat. All ayes, motion carried. (8-0)

New Business:

5. 21-22D Daniel Rhoads (Petitioner/Agent) 2400 E. 69th Ave. located 800' east of NE corner of 69th Ave. & Mississippi St., zoned PUD, 48.18 acres

Request: Site Plan

Purpose: Proposed RTO equipment located on the north back of building

Granted X Denied ___ Deferred ___ Vote 8-0

Present were Ned Colson, Becknell Industrial and David Chang, Atkore requesting approval for a 30'x80' regenerator thermal oxidizer (RTO) in the rear of the building. Mr. Allen motioned to Grant Site Plan for Petition 21-22D including all discussion, seconded by Mr. Vinzant. All ayes, motion carried. (8-0)

6. **22-25A** Lineage Logistics/Rob Sangdahl (Petitioner/Owner) 2201 North Wind Parkway, located approx. ¼ mile east from the North Wind Pkwy. & Marcella Blvd. intersection, zoned PUD (M-1), 49.145 acres
- Request:** Public Hearing: Site Plan
- Purpose:** Proposed addition, parking, guard house
- Granted X Denied _____ Deferred _____ Vote 7-0

Petition was heard with companion Petition 22-25B. Mr. Allen recused himself. Mr. Chhutani motioned to Grant Site Plan Approval for Petition 22-25A including all discussion, seconded by Mr. Vinzant. All ayes, motion carried. (7-0)

7. **22-25B** Lineage Logistics/Rob Sangdahl (Petitioner/Owner) 2201 North Wind Parkway, located approx. ¼ mile east from the the North Wind Pkwy. & Marcella Blvd. intersection, zoned PUD (M-1), 49.145 acres
- Request:** Public Hearing: Lineage 2nd Addition Subdivision)
- Purpose:** Proposed 1-lot subdivision
- Preliminary Plat Approval X Denied _____ Deferred _____ Vote 7-0

Present were John Brown, V3 Engineering; Rob Sangdahl, (via Zoom) & Thomas Kalep, Lineage Logistics. In anticipation of receiving the proof of certified mailings, the petitions will be moved to the end of the agenda. Mr. Sangdahl stated that due to future design efforts with accommodating public right of way on the lot to the east, they found they were in need of additional space. They were able to acquire a parcel to the west and combine with Lot 1 of their previously created subdivision for the expansion of the facility, additional loading truck docs, site access for the truck drive, trailer parking, guard shack and the overflow for parking. An additional bond will also be required for future improvements. Ms. Galka opened the public hearings for Petitions 22-25A & 22-25B to allow the public to speak. Gary Mikolics, 219-746-1784: *inquired if the acquired property will include the parcel north of the railroad tracks behind him.* Mr. Sangdahl informed him the proposed expansion is to the west and does not include the parcel to the south. Ms. Galka left the public hearings open. Mr. Vinzant motioned to proceed and move Petitions 22-25A & 22-25B to the end of the agenda and leave the public hearings open including all discussion, seconded by Mr. Emig. All ayes, motion carried. (7-0) Mr. Pietrzak noted and acknowledged the existing building is slightly over the new building set back line based on the lot line with the M-1 zoning but it will not impact the development or the use of the right of way. Mr. Gralik also mentioned that the velocity for one storm sewer was 2.03' per second which is below our required 2.5'. He felt it could be approved with the 2.03' per second and did not feel the velocity difference was significant enough to redesign the line. Mr. Vinzant motioned to Remove Petitions 22-25A & 22-25B from table, seconded by Mr. Spain. All ayes, motion carried. (7-0) Ms. Galka reopened and closed the public hearings for Petitions 22-25A & 22-25B without additional public comments. Mr. Vinzant motioned to Grant Preliminary Plat Approval for Petition 22-25B including all discussion, seconded by Mr. Spain. Mr. Pietrzak reminded the petitioner they will be required to post a bond for improvements prior to final plat approval. All ayes, motion carried. (7-0)

- 8. 22-46A Redwood USA LLC/Kellie McIvor (Petitioner/Agent) for property located on the NW corner of Grand Blvd. & US 30, zoned PUD, 23.29 acres

Request: Public Hearing: Site Plan

Purpose: Proposed single-family apartment neighborhood

Granted ___ Denied ___ Removed X Vote 8-0

Petition removed at acceptance of agenda.

- 9. 22-46B Redwood USA LLC/Kellie McIvor (Petitioner/Agent) for property located on the NW corner of Grand Blvd. & US 30, zoned PUD, 23.29 acres

Request: Public Hearing: Redwood-Hobart

Purpose: Proposed 1-lot subdivision

Preliminary Plat Approval ___ Denied ___ Removed X Vote 8-0

Petition removed at acceptance of agenda.

- 10. 23-07A St. Mary Medical Center, LLC (Petitioner/Agent) 320 W. 61st Ave located 300' north from the NW corner of Ash St. & 61st Ave., zoned PUD, 3.50 acres

Request: Public Hearing: Site Plan

Purpose: Proposed addition and renovation to outpatient rehabilitation facility

Granted X Denied ___ Deferred ___ Vote 8-0

Petition was heard with companion Petition 23-07B. Mr. Vinzant motioned to Grant Site Plan Approval for Petition 23-07A contingent on installing a ribbon curb around the parking areas and install Engineer recommended castings on storm sewers 42 & 21 including all discussion, seconded by Mr. Gralik. All ayes, motion carried. (8-0)

- 11. 23-07B St. Mary Medical Center, LLC (Petitioner/Agent) 320 W. 61st Ave. located 300' north from the NW corner of Ash St. & 61st Ave., zoned PUD, 3.50 acres

Request: Public Hearing: St. Mary Outpatient Rehab Subdivision

Purpose: Proposed 1-lot subdivision

Preliminary Plat Approval X Denied ___ Deferred ___ Vote 8-0

Present were Jerry Granato/JMA Architects and Chris Slykas/WT Engineering. Mr. Granato stated the facility will be used for occupational health, physical & occupational therapy and a pediatric center. Proposed is an addition to the existing building, 2 detention ponds, a playground area, parking on the east and west sides of the building and to create a 1-lot by consolidating 2 existing lots and an out lot. Ms. Galka opened and closed the public hearing for Petitions 23-07A & 23-07B without public comments. Mr. Pietrzak noted, for the restrictor release rate calculation, the head should be 4.2' and not the indicated 4.09' and that it should agree with the drainage calculations, not what is shown on the plan. Mr. Slykas clarified that the undetained flow was the lawn area around the outside detention area. The southern entrance will provide access for the four (4) ADA spaces located in the west parking lot. It was requested to install ribbon curbs around the perimeter to prevent the pavement from deteriorating, to install Engineer recommended castings on storm sewers 42 & 21 and add a 10' drainage & utility easement along the south 66.7' and west 188' property lines. Mr. Vinzant motioned to Grant Preliminary Plat Approval for Petition 23-07B contingent on adding a 10' drainage & utility easement along the south 66.7' and west 188' property lines including all discussion, seconded by Mr. Emig. All ayes, motion carried. (8-0)

12. 23-09 Grant & Susan Liechty (Petitioners/Owners) 936 Garfield St. located east of Lake Park Ave. between 13th Pl. & 14th St., zoned R-2, 6 acres +/- acres

Request: Public Hearing: Liechty Estates

Purpose: Proposed 1-lot subdivision

Preliminary Plat Approval X Denied Deferred Vote 7-0

Mr. Allen recused himself. Present were Grant & Susan Liechty requesting to create a 1-lot subdivision. Mr. Pietrzak acknowledged the right of way for 14th Street and the extension of Fleming Street have been dedicated but the petitioners are not requesting to install the improvements. Ms. Galka opened and closed the public hearing for Petition 23-09 without public comments. Mr. Chhutani motioned to Grant Preliminary Plat Approval for Petition 23-09 including all discussion, seconded by Mr. Spain. All ayes, motion carried. (7-0)

13. 23-10 Wkpt Limited Liability Co./James Thomas (Petitioner/Agent) located approx. 1,000' south of the Lincoln Hwy. & Dakota St. intersection, zoned PUD, 2.41 acres

Request: Public Hearing:

Purpose: Proposed amendment to the PUD

Favorable Rec. Unfavorable Rec. Deferred X Vote 7-0

Mr. Allen recused himself. Petition heard with companion Petition 23-10A. Mr. Spain motioned for a Favorable Recommendation to the Common Council for Petition 23-10 including all discussion and Findings of Fact, seconded by Mr. Chhutani. Mr. Pietrzak noted no action can be taken on the Amendment to the PUD without also approving the site plan. By amending the language in the PUD also incorporates the

approval of the site plan that was provided. Mr. Spain amended his motion to Table Petition 23-10 including all discussion, seconded by Mr. Chhutani. All ayes, motion carried. (7-0)

14. 23-10A Wkpt Limited Liability Co./James Thomas (Petitioner/Agent) located approx. 1,000' south of the Lincoln Hwy. & Dakota St. intersection, zoned PUD, 2.41 acres

Request: Public Hearing: Site Plan

Purpose: Proposed smaller storage unit buildings

Granted ___ Denied ___ Deferred X Vote 7-0

Mr. Allen recused himself. Representing the petitioner was Attorney Mark Anderson, 9211 Broadway, Merrillville and Ryan Torrenga, Torrenga Engineering, Highland. Mr. Anderson stated in 2021 they had appeared before the Commission and received site plan approval and an Amendment to the PUD for two (2) office/warehouse buildings. He stated the petitioner has requested to revise the site plan and amend the PUD to construct 231 mini-storage units within six (6) warehouse buildings and to include language in the PUD for mini-warehouses intending to serve residential and retail materials. Dakota Street will continue to remain private. Proposed is a landscaped berm and opaque fencing on the southern property line to block the site from the residential property. Drainage will be detained on site and sheet to the north. To prevent ponding, a perforated underdrain will be installed on the southwest corner. There will be no outdoor storage planned. Ms. Galka opened the public hearings for Petitions 23-10 & 23-10A. *Pete Kouskoutis, 3810 Harms Rd. stated he resides to the south of the proposed development and spoke on behalf of his neighbor. He stated that the previous neighbor constructed a building 6' on the property of the proposed development and asked the Commission if they would allow the berm to be constructed up to the existing building. He noted his neighbor is terminally ill and cannot afford to remove the building. Mr. Kouskoutis mentioned the drainage system that the City installed does not flow as it should and the proposed development may create more of a problem with drainage issues. Jorg Velasco & Ruben Velasco, 4080 Harms Rd. had concerns regarding their well water. Councilman Mark Kopil, 7739 Dakota St. was concerned for drainage issues.* Hearing no further public comments, Ms. Galka closed the public hearings. Mr. Torrenga explained that the landscaped berm will divert most of the drainage coming from the south eastward, flow onto the private street, into the catch basins and to the detention area. He stated the proposed 4' berm is designed as it was previously approved which lowers slightly to the east. Also proposed is a 6' fence to provide privacy from the residential properties to the south. The lighting plan provided indicates the lights will shine downward. Mr. Gralik had reservations in regards to the drainage plan with the elevation of the proposed buildings. He stated the paving company will have to grade away from the buildings to create the inverted crown and at the same time maintain a ¼ percent for 100 feet in each direction. He stated that he was informed by the paving companies used by the City, that they could not guarantee pooling/standing water when working with less than ½ percent. He noted the weir flow calculations were not provided. Mr. Pietrzak noted Mr. Olesker's concern with the pavement and curbs encroaching into the drainage easement. Mr. Pietrzak also mentioned the discussion during the original site plan review in which the berm and a drainage & utility easement seemed counterproductive. He felt by removing the southern building, the berm could be placed on their property and the project will still function satisfactorily. The Commission requested to provide an appropriate drainage plan around the buildings, stagger the buildings, remove the southernmost building and relocate the berm to the existing southern building. Mr. Spain motioned to Table Petition 23-10A including all discussion, seconded by Mr. Chhutani. All ayes, motion carried. (7-0)

15. 23-11 Jeff Austgen (Petitioner/Owner) 1000 Georgiana St. located approx. 800' east from the Georgiana & Illinois St. intersection, zoned M-1, 2.83 acres +/-

Request: Site Plan

Purpose: Proposed 70'x124' building

Granted ___ Denied ___ Deferred X Vote 8-0

Present were Doug Homeier, McMahon Engineers and via Zoom, Jeff Austgen. Mr. Homeier stated that since they propose to replace an impervious surface with an impervious service by constructing a 70'x124' building on existing gravel, he did not provide drainage calculations. The building is proposed to be constructed on a high point of the property with drainage flowing to the north, east and south. A swale is proposed to direct water from the southern high point directly east to the low point basin. Mr. Austgen stated the proposed building will be used for his tenant, Indiana Outfitters, to assemble 1 ton & ½ ton service trucks. Mr. Gralik inquired as to why the ditch on the south did not expand the entire length of the southern fence. Mr. Homeier explained the southern ditch is at a high point which tapers off, losing approximately 1 to 1 ½ feet by the time it reaches the SW corner verses draining to the east would require a 2 to 3 foot swale. Mr. Gralik noted that it was requested 10 years ago for the property owner to capture all the drainage possible and redirect it away from the area and to also provide drainage calculations since this area to the south has major drainage issues. He felt that due to all the impervious surface that has been added to the site without approval, he feels a full site plan including drainage calculations is required and recommended tabling this request pending receiving a full detailed site plan. Mr. Homeier stated there is no detention on site and that Mr. Austgen purchased the property with the existing impervious surfaces. Different variables were discussed since Mr. Austgen owns the property to the east by either providing off site detention or combining the parcels into a 1-lot subdivision and contain drainage on the east. Ms. Galka motioned to Table Petition 23-11 including all discussion, seconded by Mr. Chhutani. All ayes, motion carried. (8-0)

Consultation/Discussion: *Attorney Anderson requested to schedule a special meeting for Petition 22-42A for final plat for a proposed 1-lot subdivision (Clay Parkway Business Park), located SW of Clay St. & Lincoln Hwy. zoned PBP, 15.899 acres*

The Commission set a special meeting for Thursday, April 13 @ 6:00 p.m.

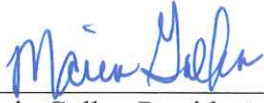
Mr. Pietrzak noted The LaKota Group has requested a joint work session scheduled for April 12th @ 6:00 p.m. between the Plan Commission and Common Council to discuss The 2040 Comprehension Plan.

PC 22-41B-Industrial One (Approved 11/3/22) - 6 month extension to record. Mr. Pietrzak mentioned they have secured their bond and requested a 6-month extension to record the final plat. Mr. Chhutani motioned to Grant a 6-month extension for Petition 22-41B including all discussion, seconded by Mr. Vinzant. All ayes, motion carried. (8-0)

Rules of Practice & Procedure: Mr. Pietrzak requested the Commission to review for possible changes/updates.

This was Mr. Pietrzak's last meeting in attendance. Departed April 21, 2023.

Hearing no further comments or discussion, Mr. Allen motioned to adjourn, seconded by Mr. Emig. All ayes, motion carried. (8-0) Meeting adjourned at 8:55 p.m.



Maria Galka, President



Jason Spain, Secretary