

**MINUTES OF THE REGULAR MEETING  
COMMON COUNCIL OF THE CITY OF HOBART  
LAKE COUNTY, INDIANA  
April 7, 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. Maggio, Mr. Vinzant, Mr. Wells, Mr. Claussen and Mr. Waldrop. 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 17, 2021 as presented. All aye, motion carried. (7-0)

**Proclamation:** Mr. Snedecor read a Proclamation naming April 12-16, 2021 as the "Week of the Young Child" and presented it to Deanne Jeanette. Ms. Jeanette stated they have some virtual family activities planned for this week to support and encourage families with young children.

**Correspondence:** Notices of Public Hearings re: Amendments to Economic Development Plans were distributed to the Council. The Public Hearings will be held on April 19, 2021 at 8:30AM during the Redevelopment Commission Meeting in the Council Chambers.

**Department Reports:** Public Works Director Kelly Smith stated the employees completed PASER training today to get ready for road repairs; the Board of Works approved the special purchase of 7 CNG trucks today to be purchased with 85% of the cost being covered by grant funds through NIRPC; and the compost bag final distributions will begin next week until the supply of bags are depleted. She noted the City will continue to pick up compost bags curbside if resident's supply the bags and are working on setting up a compost drop-off area available 24/7 outside the yard at the City barns. Ms. Smith stated staff is working toward a goal of offering weekly recycling pickup possibly as soon as July.

Dave Vinzant questioned the Veteran's Elementary School traffic issues during drop-off and pick-up, stating that residents cannot enter or exit the alleyways due to the traffic back-ups. Capt. Garrett Ciszewski stated the Police Dept. and the SRO is working on solutions to this issue, including educating the public to keep the alley access open.

City Engineer Phil Gralik stated that H&G Underground will be closing Cleveland Avenue from SR51 to Cleveland Terrace for 5 days beginning next week to replace the water main. Detours will be posted.

**Committee Reports:** There were no committee reports.

**Approval of Agenda:** Mr. Snedecor requested the addition of the following items from last week's Plan Commission and BZA meetings: Ordinance 2021-06: Rezone from R-2 to B-2 re: 208 S. Linda St.; Ordinance 2021-07: Rezone from PUD to B-3 re: 8203 Utah St.; and Use Variance for a small machine shop and painting booth at 8203 Utah St. Motion by Mr. Vinzant, seconded by Mr. Maggio, to approve the agenda with the additions as noted. All aye, motion carried. (7-0)

**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: No one was

present on the phone or in person. Mr. Vinzant stated the Plan Commission had a discussion with the owner at their last meeting regarding the site plan and the owner did not indicate that he would cooperate with the changes to the site plan requested. The Plan Commission took no action on the site plan. This item remains on the table until the Plan Commission takes some action on the site plan.

**Ordinance 2021-04 (2<sup>nd</sup> Reading): An Ordinance Amending the Municipal Code concerning Contractor Licensing: Jeremy Ogden, Building Official:** Jeremy Ogden, Building Official, requested this Ordinance be tabled to allow further discussion to address some concerns recently brought to the City's attention. Motion by Mr. Vinzant, seconded by Mr. Maggio, to table Ordinance 2021-04 and to request the Mayor put together a sub-committee of three Council members, the City Attorney and the Building Official to discuss the concerns. All aye, motion carried. (7-0)

#### **New Business:**

**Resolution 2021-04: A Resolution Designating a Certain Area within the City as an Economic Revitalization Area for purposes of Real Property Tax Abatement: Indiana Becknell Investors 2011, LLC, re: 2100 E. 69<sup>th</sup> Ave.** The Resolution was read. Paul Thurston, Indiana Becknell Investors, stated the intended use is for a Class A Distribution facility and anticipates the creation of approximately 120 construction jobs and 82 full time jobs once the facility is up and running. Ross Pietrzak, City Planner, stated the Plan Commission has granted Preliminary Plat approval and Director of Development Beth Jacobsen, stated the Financial Impact Analysis has been provided in the Council packet. Motion by Mr. Claussen, seconded by Mr. Kopil, to approve Resolution 2021-04 as presented. All aye, motion carried. (7-0) The public hearing will be held on May 5, 2021 at 6:00 p.m.

**Resolution 2021-05: A Resolution Designating a Certain Area within the City as an Economic Revitalization Area for purposes of Personal Property Tax Abatement: 2100 E. 69<sup>th</sup> Ave., LLC re: equipment at 2100 E. 69<sup>th</sup> Ave.** The Resolution was read. Mr. Thurston noted this petition is for the equipment to be put into use in the facility previously discussed. Motion by Mr. Kopil, seconded by Mr. Vinzant, to approve Resolution 2021-05 as presented. All aye, motion carried. (7-0) The public hearing will be held on May 5, 2021 at 6:00 p.m.

**Ordinance 2021-06: An Ordinance providing that the Zoning Ordinance be amended by changing an Established R-2 Zone to a B-2 Zone Classification: re: 208 S. Linda St., 1 acres +/-; Michael Stancyak & David Hill:** The Ordinance was read. American Legion representative Dave Hill stated this rezone allows the Legion to sell the property to be used in the future as something similar to the how the Legion used the hall in the past and it is the best use of the property. The Plan Commission forwarded a favorable recommendation with no conditions. Motion by Mr. Maggio, seconded by Mr. Vinzant, to pass Ordinance 2021-06 on first reading. Roll Call Vote taken. All aye, motion carried. (7-0)

**Ordinance 2021-07: An Ordinance providing that the Zoning Ordinance be amended by changing an Established PUD Zone to a B-3 Zone Classification: re: 8203 Utah St., 1 acre; Bud Scheffer:** The Ordinance was read. Mr. Vinzant stated the company is hoping to relocate their printing business to this location along with a small machine shop and paint booth. The Plan Commission forwarded a favorable recommendation with no conditions. Motion by Mr. Claussen, seconded by Mr. Kopil, to pass Ordinance 2021-07 on first reading. Roll Call Vote taken. All aye, motion carried. (7-0)

**Petition for a Use Variance: to perform machining & painting parts for printing machinery built on site at 8203 Utah St., approx.. 500' south from the SE corner of Utah St. & US Hwy 30, zoned PUD, 1 acre:**

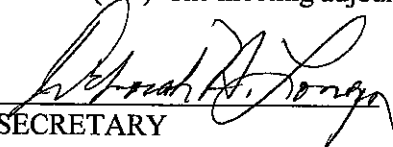
**Bud Scheffer:** The Board of Zoning Appeals forwarded a favorable recommendation for the Use Variance contingent on the rezone approval from PUD to B-3. Motion by Mr. Claussen, seconded by Mr. Wells, to table the Petition for Use Variance for 8203 Utah Street. All aye, motion carried. (7-0)

**Announcements:** Tim Arends, 105 Beacon Dr., expressed his concerns regarding the continuation of mask wearing being required by the government, provided some background information heard from the scientists a year ago that masks "do no good" to stop the spread of the virus and stated the rules of mask wearing is a form of socialism that the people should not support. Mr. Snedecor stated that for the safety of the government workers and the general public, masks will continue to be required in City buildings and in accordance with the Governor's order, individual businesses may choose to require masks and the police will respond if called if someone gets unruly and refuses to comply. Mr. Arends stated he would leave some information for anyone to review.

Chris Kosovich, 3610 W. 49<sup>th</sup> Ave., thanked the Council and the City for their support related to the recent acquisition of the GEO (St. Sava) property to become part of an expanded nature district.

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

**Adjournment:** Motion by Mr. Claussen, seconded by Mr. Kopil, to adjourn the meeting. All aye, motion carried. (7-0) The meeting adjourned at 6:40 p.m.

  
SECRETARY

  
PRESIDING OFFICER