

**HOBART PLAN COMMISSION, CITY OF HOBART
SPECIAL MEETING MINUTES OF APRIL 14, 2021**

Maria Galka called the special meeting to order at 2:00 p.m. with the recitation of the Pledge of Allegiance. Members present: Lloyd Emig (via Zoom), Rich Lain, Jason Spain, Maria Galka, Craig Brooks and Phil Gralik, City Engineer. Members absent: Stuart Allen, Mike Chhutani and Dave Vinzant. Also in attendance: Ross Pietrzak, City Planner and Joy Respecke, Recording Secretary.

The purpose of this meeting will be for the sole agenda items of:

PC 21-14: A petition request for Site Plan Approval for a proposed temporary laydown for pipeline construction trailers and vehicles SE of the Wisconsin Street & 61st Avenue roundabout, zoned R-1, 2.72 acres.

Josh Elmer, NPL Construction, stated they have been hired by NIPSCO to install a 15" pipeline and require a temporary gravel fenced in laydown yard for construction trailers and vehicles for NIPSCO and NPL Construction personnel. At this time, they only have a signed one year lease at this location but anticipate the project to be two years. At the end of the lease, they may renew their lease or may relocate to a different location. At the end of the use they propose to remove the gravel and fence and place the top soil back and reseed. Mr. Pietrzak mentioned if they propose to remain at this site, they can request for an extension prior to the expiration of the approved site plan or to apply for site plan approval if they relocate to a different area. Mr. Chhutani attended via Zoom at 2:06 p.m. Noted will be no materials stored on site and the hours of operation will be during daylight hours, typically 7 a.m. to 7 p.m. Mr. Elmer will also be attending a special BZA meeting next Tuesday, April 20th, to receive approval for a Use Variance and 2 Developmental Standards Variances. Mr. Gralik motioned to Grant Site Plan Approval for Petition 21-14 contingent upon BZA approval for the Use Variance & Developmental Standards Variances and that the site will be restored to its original condition at the end of the use including all discussion, seconded by Mr. Brooks. All ayes, motion carried. (7-0)


Approved X Denied ___ Deferred ___ Vote 7-0

PC21-10: Tabled; A petition request for a proposed rezone from B-3, R-2 & PBP to PUD at 5441 E. Lincoln Highway located approximately 1/3 mile west from the SW corner of US 30 & Grand Blvd. & 1/3 mile west from the NW corner of 83rd Ave. & Grand Blvd., zoned B-3, R-2 & PBP, 44.19 acres.


James Dragon mentioned at the regularly scheduled meeting, revisions were requested to the PUD based on green space area and building height restrictions. Mr. Pietrzak mentioned the revisions included removing their requested 90% maximum lot coverage reverting back to the 75% maximum lot coverage and to remove Phase 3 from their Development Plan. Also the maximum building height shall not exceed 55' with the exception of one building, which shall be between 55' and 125' in height. The one building with height between 55' and 125' shall be limited to floor area of 100,000 sq. ft. or less. Said building shall be located at either the Distribution Center or the Warehouse as shown on the attached plan for Phase 2. He explained they are proposing, according to the Phase 2 Plan, a 127,260 sq. ft. warehouse area attached to the main building and a 134,400 sq. ft. stand-alone distribution center to the east. Of one of those 2 sections, 100,000 sq. ft. is permitted to be 125' in height or less while the remainder of the building must maintain a height of 55' or less. The Design Standards have been increased to meet 4 of the 7 requirements for the larger portion of the proposed building while the remainder of the property will meet 2 of the 7 Design Standards requirements. It was mentioned that although the Thoroughfare Plan includes Gibson Street, which if installed, would go through the Albanese property to 83rd Avenue, was not necessary. Mr. Spain motioned for a Favorable Recommendation to the Common Council for Petition 21-10 including all discussion and Findings of Fact, seconded by Mr. Lain. All ayes, motion carried. (7-0)

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

Mr. Gralik motioned to adjourn, seconded by Mr. Lain. All ayes, motion carried. (7-0) Meeting adjourned at 2:17 p.m.



 Maria Galka, President



 Jason Spain, Secretary ATTEST:
 RECORDING SECRETARY