

**CITY OF HOBART PLAN COMMISSION
MINUTES OF MAY 6, 2021**

Maria Galka called the meeting to order at 7:15 p.m. with the recitation of the Pledge of Allegiance. Members in attendance: Stuart Allen, Lloyd Emig, Michael Chhutani, Rich Lain, Jason Spain, Maria Galka, Dave Vinzant, Craig Brooks and Phil Gralik, City Engineer. Also present: Ross Pietrzak, City Planner and Joy Respecke, Recording Secretary.

Approval of Minutes: Mr. Allen motioned to approve the minutes of April 1, 2021 as presented, seconded by Mr. Gralik. All ayes, motion carried. (9-0) Mr. Chhutani motioned to approve the special meeting minutes of April 14, 2021 as presented, seconded by Mr. Brooks. All ayes, motion carried. (9-0)

Communications/Acceptance of Agenda: Mr. Pietrzak noted to Table Petition 21-15 and the petitioner requested to Withdraw Petition 21-18. Mr. Gralik requested additional discussion pertaining to parking issues southeast of US 30 & Colorado St. Mr. Lain motioned to approve the agenda as amended, seconded by Mr. Vinzant. All ayes, motion carried. (9-0)

Business of the Day

1. **20-03** Mark Hovanec (Petitioner/Owner) 327/337 Liverpool Road located approx. 1/3 mile south from the SE corner of Liverpool & Old Ridge Roads, zoned M-1, 18.72 acres

Request: Tabled: Site Plan Review

Purpose: Existing concrete recycling operations

Granted _____ Denied _____ Deferred _____ Vote _____

Present was Steve Hovanec, 1963 E. 69th Ave., 219-765-8913. Mr. Hovanec mentioned at last month's meeting it was discussed to locate the berms away from the industrial property and closer to Hillman Park to the east providing a more appropriate screen. He stated he met with Mr. Pietrzak, Mr. Gralik and Mr. Kingsland on site to address the drainage issues. In the 1940s a drain tile was installed northeast across the ballpark and is no longer effective and is researching ways to get the water to drain to a culvert to the south. Mr. Gralik stated the City videoed the southern culvert by the cottonwood trees and the northern culvert has a 3" pipe that was cleaned out but drains very slowly. He is proposing to install berms along the soccer field to the east and along Old Ridge Road to the north and wait for further clarification for the drainage issues from Hillman Park. He stated the homeowner to the east prefers not to have the taller berm along his property and Mr. Hovanec stated he would be able to put a lower berm and plant pine trees along his property. Mr. Vinzant recommended the northern berm be installed on the northwest side of the driveway to further shield the view of the cement plant. Mr. Allen requested the materials used for the berms be included in the cross section. Mr. Pietrzak felt if the Commission was comfortable with the location of the berms, the surveyor will be able to engineer the berms and grading at the same time. Mr. Gralik mentioned regarding Mr. Kingsland's comments, the Rule 5 Permit will get in place and the Rule 6 Permit will be handled between Mr. Hovanec and the State. Mr. Kingsland recommended submitting a SWPPP prior to approval for

the fore bay. Mr. Hovanec understood and agreed that pending any changes to the SWPPP, installing the fore bay at this time may be temporary. Mr. Allen motioned to Table Petition 20-03 while providing a positive recommendation on the berms, to encourage the petitioner to continue with the engineering and permitting the installation of the fore bay with the understanding it may require further modification upon the formal submittal and decisions of the SWPPP including all discussion, seconded by Mr. Vinzant. All ayes, motion carried. (9-0)

2. 20-18 Michael Kors (Petitioner/Owner) 4191 E. Lincoln Highway located 0.4 miles west from the SW corner of US 30 & Clay St. then south on private road, zoned PUD, 10.66 acres

Request: Tabled: Site Plan Review

Purpose: A proposed warehouse/office industrial development

Granted _____ Denied _____ Deferred _____ Removed X Vote _____

Petition withdrew at acceptance of agenda.

3. 20-25A Jim Sapp (Petitioner/Owner) for property located on the NW corner of Clay St. & Harms Rd., zoned PBP, 14.31 acres

Request: Tabled: Site Plan Review

Purpose: For a proposed office/warehouse facility

Granted _____ Denied _____ Deferred X Vote 9-0

Present were Attorney Wieser with Jim Sapp and Andy Cash, via Zoom. Attorney Wieser stated an updated site plan was recently provided. He mentioned that they received a letter from Indiana American Water on April 13th approving the connection on US 30. He also stated, that although not voted on and approved, MCD has expressed an interest in participating in a shared cost in extending a 24" sewer line across the front of the property to Clay Street and continuing south to 83rd Ave. He asked for site plan approval subject to the final agreement with MCD for the sewer line extension. Mr. Pietrzak noted that he reached out via email to Indiana American Water, Justin Mount, Major Account Manager, and they were not aware of the subdivision and the proposed private line would be under city right of way. Mr. Mount replied back stating that he shared this information with his team, and they are going to take another look early next week. He will circle back once he has more to share. Mr. Pietrzak asked for clarification given the meeting was tonight as to what that indicates as Indiana American Water's stance on this project and proposed line. Mr. Mount did not respond. His thoughts are that Indiana American Water may be not comfortable with the line and that the Plan Commission should not agree to approve a private line under city right of way. Mr. Gralik felt that even if the water company does not change their position, in the best interest of the City, require the water line be extended to the southern end of the property like every other development that has appeared before the Commission. Mr. Vinzant motioned to Tabled Petition 20-25A including all discussion, seconded by Mr. Lain. All ayes, motion carried. (9-0)

4. **20-25B** Jim Sapp (Petitioner/Owner) for property located on the NW corner of Clay St. & Harms Rd., zoned PBP, 12.5 acres

Request: Tabled: Rise Hobart

Purpose: A proposed 1-lot subdivision

Preliminary Plat ___ Denied ___ Deferred ___ Vote ___

Petition 20-25B left on Table.

5. **21-07B** Paul Thurston/Becknell (Petitioner/Owner) located 800' east from the NE corner of 69th Ave. & Mississippi St., zoned PUD (M-1), 51.96 acres

Request: Final Plat Approval: Northwind Crossings South Replat of Lot 1

Purpose: A proposed 2-lot subdivision

Final Plat X Denied ___ Deferred ___ Vote 9-0

Joe Hallak via Zoom, on behalf of Paul Thurston, requested final plat approval for the proposed 2-lot subdivision. Mr. Pietrzak informed the Commission that due to the original plat indicating discrepancies in terms of the language for the right of way, a Plat of Correction was required along with the 2-lot plat. The Plat of Correction will be referenced in the proposed 2-lot subdivision final plat and that the Commission will be approving both plats. Mr. Gralik added Plat of Correction will be recorded first and replace the original 1-lot subdivision plat and the Book and Page #s will be added to the recorded 2-lot subdivision plat. Mr. Pietrzak also informed the Commission the approval of the site plan was contingent upon adding the omitted berms. When he received the revised site plan he noticed the interior buildout had changed the overall plan by increasing the amount of pavement in the rear, the relocation of fencing and the northern dock bays which requires a public hearing for an amendment to the PUD. He stated information he received from the City Attorney and a land use attorney both concurred the way the ordinance is written for PUDs, it is very stringent that a public hearing is necessary and that Becknell has requested a special meeting to address the site plan change. Mr. Gralik motioned to Approve the Plat of Correction for Northwind Crossings South and Final Plat for Northwind Crossings South Replat of Lot 1 for Petition 21-07B including all discussion and Findings & Decision, seconded by Mr. Brooks. All ayes, motion carried. (9-0)

6. **21-09** Shawn & Dana Bock (Petitioner/Owner) located 1,100' south from the SE corner of Hobart Rd. & 10th St., zoned R-1, 5 acres +/-

Request: Final Plat Approval: Saddle Brook First Resubdivision

Purpose: Proposed 2-lot subdivision

Final Plat X Denied ___ Deferred ___ Vote 9-0

Present were Jerry Rubush and Dana Bock. The property owners presented a signed agreement stating they were in agreement for the equal use, maintenance and costs for the shared driveway. Mr. Pietrzak stated although the property owners have signed an agreement for the maintenance across the shared driveways, there will be adequate room for future individual driveways. His concern based on past history with ingress/egress easements, either property owner is able to block access to the other property. He spoke with their engineer/surveyor and they will add language to the final plat describing the purpose of the easement. Mr. Vinzant motioned to Grant Final Plat Approval for Petition 21-09 contingent upon recording the agreement and approval of the final plat, seconded by Mr. Gralik. All ayes, motion carried. (9-0)

- 7. **21-11** Alka Properties LLC/Alex Kutanovski (Petitioner/Owner) 7305 Grand Blvd. located 1,300' north from the NE corner of Grand Blvd. & 73rd Ave., zoned B-1, 2 acres
- Request:** Site Plan Review
- Purpose:** Proposed storage facility for boats & RV parking and future climate controlled storage
- Granted X Denied Deferred Vote 9-0

Alex Kutanovski was present via Zoom and revised the site plan by attaching wood cedar panels to the face of the existing chain link fence. He stated the back to back fences would add security to the property. Landscaping was moved in front of the fence and will install a designated turn-around on the south entrance. Mr. Vinzant motioned to Grant Site Plan Approval for Petition 21-11 including all discussion, seconded by Mr. Brooks. All ayes, motion carried. (9-0)

- 8. **21-15** Cameron Bernard (Petitioner/Owner) 7190 Grand Blvd. located north & west of Grand Blvd. & Ainsworth Rd. zoned R-3, 2.5 acres
- Request:** Site Plan Review
- Purpose:** Four (4) additional proposed storage buildings & 200 sq. ft. of additional pavement
- Granted Denied Deferred X Vote

Tabled at acceptance of agenda. Petitioner did not satisfy the public hearing requirements.

- 9. **21-16** Area Sheet Metal/Dave Leonard (Petitioner/Owner) 400 S. Sullivan St. located 800' north from the NW corner of Sullivan St. & St. Rd. 130, zoned M-1, approx. 4 acres +/-
- Request:** Site Plan Review

Purpose: To allow a proposed 45'x150' addition to existing building & add drainage swale
 Granted X Denied ___ Deferred ___ Vote 9-0

Present were Dave Leonard, 856 Main St., 942-7270 & David Leonard, 712-8349. Mr. Leonard proposed an addition to the north building on Sullivan Street to house a plasma cutter and overhead crane. Due to the existing NIPSCO poles and overhead lines located in the utility easement, the proposed swale to catch the runoff from the roof will be located outside the easement. The petitioner was informed that the Fire Department noted they may not adequately be able to service the entire building. Mr. Leonard understood but stated it was a steel building. Prior to the meeting, they appeared before the BZA and were approved for front, rear and side yard setback variances. Mr. Allen motioned to Grant Site Plan Approval for Petition 21-16 including all discussion, seconded by Mr. Vinzant. All ayes, motion carried. (9-0)

10. 21-16A Area Sheet Metal/Dave Leonard (Petitioner/Owner) 400 S. Sullivan St. located 800' north from the NW corner of Sullivan St. & St. Rd. 130, zoned M-1, approx. 4 acres +/-

Request: Public Hearing: Leonard's Subdivision

Purpose: Proposed 1-lot subdivision

Preliminary Plat X Denied ___ Deferred ___ Vote 9-0

Mr. Leonard is proposing to combine 3 lots to create a 1-lot subdivision. Ms. Galka opened and closed the public hearing for Petition 21-16A without public comments. Mr. Vinzant motioned to Grant Preliminary Plat Approval for Petition 21-16A including all discussion, seconded by Mr. Lain. All ayes, motion carried. (9-0)

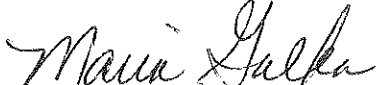
Consultation/Discussion: *Wayne Street property:* Mr. Allen recused himself. Jeremy Cartegena & Brandon Walker stated they purchased property at the end of Wayne Street and north of State Road 130 consisting of 17 acres +/- . They initially were going to subdivide it to allow a friend to construct his home on a portion of it but soil testing proved it was not suitable for a septic system. Currently it is used as a hay field. They are requesting direction from the Commission as they are proposing to construct a pole barn for the use of storing the farm equipment and personal items used in training of their dogs. They also proposed a future pond and possibly animals used for showing in 4H. Running electric and a well was also discussed.

3201 E. Lincoln Highway: Mr. Allen recused himself. Mr. Gralik noted that as part of our Safety Project, the City is proposing a new right in/right out ingress/egress drive that is south of the building and north of the pond. The property owner is concerned since this will eliminate 17 parking spaces on the side and rear of the building. They are requesting confirmation that they will not be held accountable due to the City's project. Mr. Pietrzak mentioned the required parking spaces are determined by the use and currently have a surplus of spaces but should the uses change, they may become deficient. He stated the Plan Commission will not hold them accountable for eliminated 17 designated parking spaces but should they increase the building size, modify the parking lot, etc., they will be held accountable. Mr. Vinzant motioned that the 17 designated parking spaces eliminated for the project will not be held against their parking requirements until

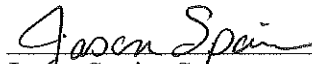
such time a use change or modifications on the site are made including all discussion, seconded by Mr. Lain.
All ayes, motion carried. (8-0)

RFQ: Mr. Pietrzak potentially outlined the process and tentative timeline for the RFQ/RFP/Steering Committee for the Comprehensive Plan. Mr. Allen motioned that the Plan Commission supports Mr. Pietrzak in pursuing the Comprehensive Plan and gives him the authority to make decisions regarding the RFQ, RFP and selection process, seconded by Mr. Vinzant. All ayes, motion carried. (9-0)

There being no further comments or discussion Mr. Vinzant motioned to adjourn, seconded by Mr. Allen. All ayes, motion carried. (9-0) Meeting adjourned at 9:05 p.m.



Maria Galka, President



Jason Spain, Secretary