

**CITY OF HOBART PLAN COMMISSION
MINUTES OF JUNE 1, 2023**

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, Lloyd Emig, Rich Lain, Jason Spain, Maria Galka, Dave Vinzant, Matt SeDoris and Phil Gralik, City Engineer. Member absent: Michael Chhutani. Also in attendance: Heather McCarthy, City Attorney; Connor Miller, Zoning Administrator; Matt Reardon, interim Planning Consultant and Joy Respecke, Recording Secretary. Alex Olesker, City Deputy Engineer (via Zoom)

Approval of Minutes: Mr. Allen motioned to approve the May 4, 2023 minutes as presented, seconded by Mr. Emig. All ayes, motion carried. (8-0)

Communications/Acceptance of Agenda: Mr. Spain requested to remove Petitions 23-10 & 23-10A from the agenda and to table Petition 23-12. Mr. Vinzant motioned to approve the agenda as amended, seconded by Mr. Lain. All ayes, motion carried. (8-0)

Old Business

1. **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 X Vote 8-0

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

2. **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. Emig. All ayes, motion carried. (8-0)

3. **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: Tabled: St. Mary Outpatient Rehab Subdivision

Purpose: Proposed 1-lot subdivision

Final Plat Approval Denied Deferred Vote 8-0

In attendance were Jeff Strickley/Construction Manager for St. Mary Medical Center and Jerry Granato/JMA Architects. Mr. Gralik mentioned the revised plans were just received and that Mr. Olesker had been out of the office and has not had the opportunity to review them. Also the bond has not been reviewed as of yet. Mr. Allen motioned to Grant Final Plat Approval for Petition 23-07B contingent on the petitioner meeting the requirements of the Engineering department including all discussion and Findings & Decision, seconded by Mr. Lain. Mr. Strickley mentioned they had to receive approval from the City prior to printing the mylars. He stated they will be able to provide the mylars for the next Board of Works meeting. Mr. Gralik explained that prior to the Board of Works approval, the revised plans will need to be reviewed to address outstanding concerns, the Performance Bond must be secured in the Clerk-Treasurer's office and the mylars signed by the Plan Commission and himself. Mayor Snedecor was present and informed the petitioner that the Board of Works is able to call a special meeting if needed. All ayes, motion carried. (8-0)

4. **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: Tabled:

Purpose: Proposed amendment to the PUD

Favorable Rec. Unfavorable Rec. Deferred Removed Vote

Removed at acceptance of agenda.

5. **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: Tabled: Site Plan

Purpose: Proposed smaller storage unit buildings

Granted Denied Deferred Removed Vote

Removed at acceptance of agenda.

6. **23-12** Hickory Hollow NWI, LLC/Dan Steiner (Petitioner/Agent) located approx. 600' & 400' north from the NW corner of 61st Ave. & Arizona St., zoned R-1 & R-3, 32.5 acres

Request: *Tabled:* Hickory Hollow

Purpose: A proposed 67-lot subdivision

Preliminary Plat Approval Denied Deferred Vote 8-0

Tabled at acceptance of agenda.

New Business:

7. **21-15A** Grand Trunk Storage Depot/Cameron Bernard (Petitioner/Owner) 7190 Grand Blvd. located 100' north from the NW corner of Grand Blvd. & Ainsworth Rd. zoned R-3, 2.49 acres

Request: *Site Plan Review*

Purpose: To allow the completion of the storage building facility

Granted Denied Deferred Vote 8-0

In attendance were Cameron Bernard; Rich Piazza & Randy Peterson, Krull Abonmarche and Attorney Isabela Bebekoski. Ms. Bebekoski mentioned that with the site plan set to expire in February, they appeared in January requesting an 18-month extension to allow the construction of the last 2 storage buildings and complete the development. During that meeting, the Commission requested an updated site plan and extended the site plan for 6 months from February. Mr. Vinzant mentioned not only were there discrepancies between what was approved and the existing site, but there are no bathroom facilities on site for the employees, Mr. Bernard's business vehicles are parked outside and drainage issues continue. Mr. Olesker mentioned that the drainage calculations that were provided in 2017 are insufficient due to multiple changes that have occurred over the last couple years and requested current drainage calculations. According to the preliminary drainage calculations provided by Krull Abonmarche, the release rate is 3 times what is now allowed and had concerns whether the pond is capable to hold a 100 year storm. Mr. Gralik mentioned the two 6" pipes out letting the pond are without restrictors which is releasing water faster than what it should be. It was mentioned that the residents to the south continue to have drainage in their rear yards and that on the weekends, they are being disturbed by an individual racing a 4-wheeler around inside the storage area. Mr. Bernard addressed the concerns stating his vehicles are blocked from the residents to the south by the existing buildings and he is in the process of acquiring a port-a-john to be placed on site behind the office trailer. He was not aware of someone driving around inside the storage area. Another option was to place a trailer with a bathroom facility suggesting it would be more appealing for the neighbors than being able to see a port-a-john. He explained that the neighbor to the south has a creek that runs through his back yard and that drainage always has and always will flow to the creek and was adamant the water from his pond does not drain on the neighbor's property. He stated he originally intended to asphalt the site but feels the existing grindings absorbs the water and continues to direct it to wherever it went prior to him developing the property. Mr. Peterson agreed that the run-off rate is higher but also noted it was approved in 2017 with the release rates at that time. He felt the site can be improved by using the existing infrastructure. Mr. Gralik motioned to Table Petition 21-15A contingent on Krull Abonmarche working with the Engineering department including all discussion, seconded by Mr. Lain. All ayes, motion carried. (8-0)

8. 23-13 Michael & Allison Urbanczyk (Petitioner/Owner) located approx. 1/3 mile west & south from the SW corner of 10th & Decatur Streets, zoned R-2, 4.19 acres

Request: Lake George Plateau Unit 7, Phase 2 First Resub

Purpose: A proposed 1-lot subdivision

Final Plat Approval X Denied Deferred Vote 8-0

In attendance was Glen Boren requesting final plat approval. Mr. Vinzant motioned to Grant Final Plat Approval for Petition 23-13 including all discussion and Findings & Decision, seconded by Mr. Allen. All ayes, motion carried. (8-0)

9. 23-17 St. Mary Medical Center, Inc./David Otte (Petitioner/Agent) 1500 S. Lake Park Ave. located on the NW corner of Lake Park Ave. & 61st Ave, zoned PUD, 36.93 acres

Request: Public Hearing:

Purpose: 5th Amended Final Development Plan

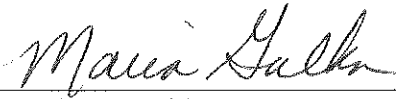
Favorable Rec. X Unfavorable Rec. Denied Vote 7-0

Mr. Allen recused himself. In attendance was Jeff Strickley, Construction Manager for St. Mary Medical Center proposing to redesign the east canopy by extending it into the parking lot, install curbs & gutters, an additional walk section and landscaping. Mr. Olesker noted his concerns are that the northern crosswalk leading into the parking lot ends at a curbed landscaped area without a ramp and into a parking stall and recommended it be removal. Mr. Allen explained that the existing crosswalk is a designated pathway to safely allow pedestrians to cross the drive lane into the parking lot. Mr. Gralik mentioned the concern is if a visually impaired individual were able to decipher the crosswalk, would they be able to determine they are in a parking lot and traffic? It was suggested to install a depressed curb and sidewalk to meet the sidewalk for the existing crosswalk to the north. Mr. Gralik also mentioned that in the past 5 years or so the Commission has approved several projects for the hospital and, as of yet, is still not in compliance with the Sanitary Industrial Pre-treatment Program. He stated that Staff's position is to set a specified allotted time for the hospital to be in compliance. The Commission felt 90 days (September 1st) was sufficient. A meeting is scheduled for next Tuesday, June 6th and he felt it would be appropriate to be able to inform the hospital of the deadline. Mr. Strickley stated that although he is not associated with the project, he was informed the electric and concrete pads have been installed and Gasvoda has ordered the equipment. The three (3) monitoring locations are in the west parking lot, on the north and by the pond in the northeast corner of the hospital. ALS will be sampling and monitoring the sanitary discharge. Ms. Galka opened and closed the public hearing for Petition 23-17 without public comments. Mr. Gralik motioned for a Favorable Recommendation to the Common Council for Petition 23-17 contingent on the hospital being in compliance with the Industrial Pretreatment Program by September 1, 2023 including all discussion and Findings of Fact, seconded by Mr. Emig. All ayes, motion carried (7-0)

Consultation/Discussion: Grothoff Subdivision- Mylars were signed.

Mayor Snedecor introduced Matt Reardon who will be filling in as a part-time interim planning consultant until the City is able to fill the full time position.

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 8:00 p.m.



Maria Galka, President



Jason Spain, Secretary