

**CITY OF HOBART PLAN COMMISSION  
MINUTES OF JUNE 2, 2022**

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, Michael Chhutani, Rich Lain, Jason Spain, Maria Galka, Dave Vinzant, Craig Brooks and Phil Gralik, City Engineer. Also in attendance: Ross Pietrzak, City Planner. Absent: Joy Respecke, Recording Secretary

Approval of Minutes: Mr. Lain motioned to approve the minutes of May 5, 2022 as presented, seconded by Mr. Emig. All ayes, motion carried. (9-0)

Communications/Acceptance of Agenda: Mr. Vinzant motioned to approve the agenda as presented, seconded by Mr. Chhutani. All ayes, motion carried. (9-0)

**Business of the Day**

1.     **21-22B**       Mark Shapland/Becknell (Petitioner/Agent) 2100 E. 69<sup>th</sup> Avenue located 800' east from the NE corner of 69<sup>th</sup> Ave. & Mississippi St. zoned PUD (M-1), 48.18 acres.

**Request:**        Tabled: Site Plan

**Purpose:**         An additional dock on south side & additional pavement for cooling towers

Granted X Denied \_\_\_\_ Deferred \_\_\_\_ Vote 9-0

Present were Ned Colson, Becknell Industrial, and David Chang, Atkore International. Mr. Chang explained their company manufactures and supplies metal products and electrical raceway solutions. Renderings were distributed showing the mutation aspect from the back of the sidewalk along 69<sup>th</sup> Avenue in relation to the proposed dock position elevation, the development once completed and a concept of Atkore's operation. Mr. Chang mentioned a drive-in door was not feasible on the south side of the building due to the design requirement of the facility's production line and the way the cranes are set up in the building. He stated that approximately less than 5 trucks day will be accessing the south side of the building for the delivery of consumable materials only during the daylight hours and will not be left idling. Ms. Galka asked Mr. Chang as to how long he anticipated the trucks will take to unload and Mr. Chang replied approximately 30 minutes since the materials are on pallets. Mr. Chang also mentioned that the proposed cooling towers on the west side will not be as tall as the building and will be painted to match the color of the building to appear more uniform from a distance. Mr. Spain motioned to Grant Site Plan Approval for Petition 21-22B contingent on the trucks' activity on the south side of the building during daylight hours only including all discussion, seconded by Mr. Lain. All ayes, motion carried. (9-0)

2. 22-08 Haresh Patel (Petitioner/Owner) 4716 W. 61<sup>st</sup> Ave. located NW of the 61<sup>st</sup> Avenue & Marcella Boulevard intersection, zoned B-3, 6.4 acres

**Request:** Tabled: Site Plan

**Purpose:** Proposed 2,323 sq. ft. Dunkin' quick service restaurant

Granted \_\_\_ Denied \_\_\_ Deferred X Vote 9-0

Present was Marsha Horning via Zoom. Mr. Pietrzak mentioned he received revised drawings last week that he shared with the Engineering Department for their review and received their comments. Ms. Horning explained the revised plans proposed the traffic, pre-roundabout construction, will strictly enter and exit off 61<sup>st</sup> Avenue. Once the roundabout is complete, traffic will enter and exit off Marcella Boulevard with an additional right turn only on 61<sup>st</sup> Avenue. She also mentioned that the owner proposes to work with the Commission for protecting the creek. They are still in the process of getting the Phase 1 Study. It was requested that the entrance be in line with the Wendy's to the east and the width be increased to ensure vehicles are able to make the right turn. Also a mechanism to force vehicles around the building before entering the drive-thru lanes, preventing traffic from blocking Marcella Blvd. Mr. Chhutani motioned to Table Petition 22-08 including all discussion, seconded by Mr. Lain. All ayes, motion carried. (9-0)

3. 22-18 Hoepner Wagner & Evans LLP/Todd Leath (Petitioner/Agent) for property located north of 61<sup>st</sup> Avenue, east of Emerald Drive & west of Arizona Street, zoned R-1, 1.432 acre

**Request:** Tabled: Vacate

**Purpose:** A proposed 1,039.59'x60' ROW

Favorable Rec. X Unfavorable Rec. \_\_\_ Deferred \_\_\_ Vote 9-0

Present were Katie Kopf, Hoepner, Wagner & Evans; Dan Steiner, Steiner Homes; Mark Lackey and John Hannon, Great Lakes Engineering. Ms. Kopf stated they are proposing a north/south temporary access easement through the proposed subdivision along with an east/west temporary access easement, which as the subdivision is platted, the temporary access easement will become a dedicated maintained street. Mr. Vinzant felt the proposed temporary access easement will need to be in place prior to vacating the right of way to allow access to the northern properties and inquired if the property owners to the north agreed to the proposal. Mr. Steiner noted the northern property owners were not pleased with the vacation of the unimproved right of way but felt what he is proposing will give them two points of access to their property which currently they do not have. Representing John & Jean Rakoczy and the other landowners of the two trusts was Glenn Kuchel/Green & Kuchel, P.C., 322 Indianapolis Blvd. Schererville. Mr. Kuchel stated Indiana law indicates properties cannot be landlocked and that public access is to be provided. He felt by vacating the unimproved right of way it will land lock approximately 70 acres +/- to the north. He also felt the proposed north/south access would be inadequate for future traffic flow and by vacating the right of way would render the northern property economically infeasible for development by eliminating an additional point of access. Mr. Steiner mentioned vacating the right of way will not hinder the development for the northern property since there are currently 2 points of access from the Amber Creek Subdivision. He noted

that he is presenting the Rakoczys with an excellent option by providing services to their property which they did not have such as a road, sewer and water. Mr. Allen motioned for a Favorable Recommendation to the Common Council for Petition 22-18 contingent on excluding the north 60' of right of way and requiring a dedication to the City requesting the blue area identified as the temporary access easement in the exhibit provided including all discussion, seconded by Mr. Chhutani. All ayes, motion carried. (9-0)

4. 22-19 Cornerstone Partners V, LLC (Petitioner/Agent) for property located 300' west & parallel to Ash Street, bounded between 12<sup>th</sup> & 13<sup>th</sup> Streets, zoned R-2, 0.412 acre

**Request:** Public Hearing: Vacate

**Purpose:** Proposed 30' by 599' +/- Unimproved Connecticut Street ROW

Favorable Rec. \_\_\_\_ Unfavorable Rec. \_\_\_\_ Deferred X Vote 9-0

Petition 22-19 was heard with companion Petition 22-19A. Mr. Chhutani motioned to Table Petition 22-19 including all discussion, seconded by Mr. Lain. All ayes, motion carried. (9-0)

5. 22-19A Cornerstone Partners V, LLC (Petitioner/Agent) for property located west of Ash Street, north and west of 12<sup>th</sup> & 13<sup>th</sup> Streets, zoned R-2, 4 acres

**Request:** Public Hearing: Ash Commons

**Purpose:** Proposed 23-lot subdivision

Preliminary X Denied \_\_\_\_ Deferred \_\_ Vote 9-0

Mr. Pietrzak noted he was informed by the County that the northern portion of Connecticut Street, once vacated, will be given to the 3 abutting properties to the east in the Southmoor Subdivision and the remaining southern portion will be incorporated into the proposed subdivision.

Present were Randy Peterson, Abonmarche Consulting, 17 N. Washington St., Valparaiso and Mike Macki, Cornerstone Partners V, LLC. Mr. Peterson noted the subdivision was originally platted for 21 residential single family lots and 2 out lots but was revised to include one out lot. Stormwater will be directed and captured in a dry bottom detention area to the north that will not only serve the proposed subdivision but also the existing Southmoor Subdivision. Ms. Galka opened the public hearing for Petitions 22-19 & 22-19A. *Sandra Setmayer, 1181 Medlee Dr. inquired about the trees in the easement. Tina Thomas, 1298 Medlee Dr. questioned the proximity of the proposed subdivision to Barrington West and how many proposed detention ponds. Margaret Forseth, 1241 Medlee Dr. was concerned about drainage. Mark Underdahl, 1088 S. Ash St. lives directly north of the proposed subdivision and expressed his concern regarding potential drainage issues to his property. He provided photos showing drainage is not currently an issue but inquired as to who will be liable if future drainage problems occur due to the development to the south. Yvonne Stanley, 1276 S. Ash St. stated 13<sup>th</sup> Street will be next to her fence and there are 2 trees on the south side of her fence.* Hearing no further public comments Ms. Galka closed the public hearing for Petitions 22-19 & 22-19A. Mr.

Peterson addressed the drainage concerns by stating the proposed subdivision will not impact Barrington West to the west. Swales will be in place between each property to allow drainage to flow to the street and into the stormwater system which will flow to the north to the detention area. In addition, Lots 4 through 12 will include rear yard swales with inlets that will collect the water before it reaches the Barrington West property. Mr. Peterson stated removal of the trees was necessary due to the installation of future underground utilities but there may be a possibility to save some of the trees on the west side of the out lot detention area to serve as a buffer. Mr. Allen felt a fence should be installed to separate the Barrington West detention area from the rear lots to the east and to be maintained by the HOA of the proposed subdivision. Mr. Macki stated he proposes to construct between 1,300 to 1,600 square foot single-story homes on slab. Mr. Vinzant motioned to Grant Preliminary Plat Approval for Petition 22-19A with the revision of 23 lots to 22 lots including all discussion, seconded by Mr. Gralik. All ayes, motion carried. (9-0)

6. 22-20 City of Hobart (Petitioner/Owner) 414 Main Street located on the SW corner of Main & 4<sup>th</sup> Streets, zoned B-2, 2 acres +/-

**Request:** Site Plan Review

**Purpose:** A proposed entrance remodel/rear deck & stairs

Granted X Denied \_\_\_\_\_ Deferred \_\_\_\_\_ Vote 9-0

Speaking on behalf of Mayor Snedecor, Clerk-Treasurer Deb Longer proposed revisions to the City Hall as a result of Covid and the American Rescue Plan Funding. Included in the upgrades will be to extend out the front vestibule 4' and replace the front doors with handicap accessible touchless sliding doors. A door will be installed at the top of the stairway leading to the basement and designed with a crash bar to exit. To access the basement a key will be required to unlock the door. Also proposed are installing doors between the Building and Planning Departments, the Planning Department and Council Chambers and a fire rated door in the Council Chambers leading out to a rear landing and stairway for emergency use only. Ms. Longer noted the proposed exterior construction received approval from the Historic Preservation Commission. Karl Imboden, Imboden Construction, was also present and mentioned they propose to construct a steel frame deck with a Class A fire rated composite deck and a 4' gate at the base of the stairs. Mr. Vinzant motioned to Grant Site Plan Approval for Petition 22-20 including all discussion, seconded by Mr. Allen. All ayes, motion carried. (9-0)

Consultation/Discussion:

*St. Mary Hospital PUD Amendment:* Mr. Allen stated their work has been completed and briefly reviewed the project. It will officially be filed and heard during the July 7<sup>th</sup> meeting. The Commission felt comfortable with the update and waiting until the July meeting for review.

*Petition 19-11A - Eagle Creek Subdivision:* Mr. Vinzant requested, on behalf of Marion Roskowski, 1960 Hickory Dr., Lot 1 in Deep River Estates, to relocate the temporary barrier further west separating Eagle Creek and Deep River Estates and parallel with Mr. Roskowski's western property line to enable him to back his boat into the driveway. Mr. Allen motioned to Approve Petition 19-11A to relocate the temporary barrier to be in line with the western property line of 1960 Hickory Dr., Lot 1, Deep River Estates including all discussion, seconded by Mr. Lain. All ayes, motion carried. (9-0)

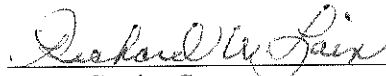
*Comprehensive Plan:* Mr. Pietrzak mentioned an open house for the Comprehensive Plan is planned for June 23<sup>rd</sup>, during the summer market.

*Special meeting request for Target:* Mr. Pietrzak mentioned Target requested a special meeting to review their minor site plan. The Commission was comfortable with June 9<sup>th</sup> at 5:00 p.m.

Hearing no further comments or discussion Mr. Allen motioned to adjourn, seconded by Mr. Brooks. All ayes, motion carried. (9-0) Meeting adjourned at 9:00 p.m.



~~Maria Galka, President~~  
DAVID J. WZACHT



~~Jason Spain, Secretary~~  
RICHARD LAIN