

**CITY OF HOBART PLAN COMMISSION
MINUTES OF JULY 2, 2020**

A call in number was provided for remote public participation.

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, Michael Chhutani, Rich Lain, Jason Spain, Maria Galka and Dave Vinzant. Members absent: Lloyd Emig, Craig Brooks and Phil Gralik, City Engineer. Also in attendance: Sergio Mendoza, City Planner; Ross Pietrzak, Zoning Administrator and Joy Respecke, Recording Secretary.

Approval of Minutes: Mr. Lain motioned to approve the minutes of June 4, 2020 as presented, seconded by Mr. Allen. All ayes, motion carried. (6-0)

Communications/Acceptance of Agenda: Mr. Spain requested to add Petition 20-02A, Millco Subdivision under discussion. Phil Gralik, City Engineer arrived. Mr. Chhutani motioned to approve the agenda as amended, seconded by Mr. Lain. All ayes, motion carried. (7-0)

Business of the Day

1. **19-30** City of Hobart Plan Commission

Request: *Tabled; Public Hearing:* Chapter 4, Existing Land Use

Purpose: Amend Comprehensive Plan

Removed Favorable Rec. ___ Unfavorable Rec. ___ Deferred ___ Vote 7-0

Mr. Mendoza noted the chapter was a third of the way complete and is continuing to be worked on. Ms. Galka reopened and closed the public hearing for Petition 19-30 without public comments. Mr. Vinzant motioned to Remove Petition 19-30 from the agenda including all discussion, seconded by Mr. Gralik. All ayes, motion carried. (7-0)

2. **20-03** Mark Hovanec (Petitioner/Owner) 327/337 Liverpool Road located approx. 1/3 mile south from the SE corner of Liverpool & Ridge Roads zoned M-1, 18.72 acres

Request: *Tabled; Site Plan Review*

Purpose: Existing concrete recycling operations

Granted _____ Denied _____ Deferred Vote 7-0

Staff received an email from Mr. Hovanec citing he was not feeling well and requesting to be table. It was mentioned that the petition has been on the agenda since January and that this was the 3rd consecutive meeting in which he was not present. He was also informed that if he could not attend in person that he had

the option of calling in or provide a power of attorney to allow someone else speak on his behalf. Mr. Mendoza stated Mr. Hovanec presented an unacceptable site plan and was instructed to provide a suitable site plan indicating the property has been brought into compliance. He has failed to do so at this time. Mr. Vinzant felt that, since the petitioner is operating a business without a valid site plan, this matter should be referred to Attorney McCarthy to possibly issue a cease & desist order. It was recommended to table this petition and to inform the petitioner that they either provide a valid site plan or the matter will be turned over to the city attorney at the next meeting. Mr. Vinzant motioned to Table Petition 20-03 including all discussion, seconded by Mr. Allen. All ayes, motion carried. (7-0)

3. **20-05** Marco Tamayo (Petitioner/Owner) 7197 Mississippi Street located 600' north from the NE corner of Miss. St. & 73rd Ave. zoned R-2, 5.3 acres

Request: *Tabled; Site Plan Review*

Purpose: Proposed approx. 700 cubic yards of fill

Removed X Granted _____ Denied _____ Deferred _____ Vote 7-0

Petitioner was not present. Mr. Gralik mentioned that he is working with Attorney McCarthy to receive permission from the City Court to allow the Public Works Department to enter on Mr. Tamayo's property to remove the illegal fill and bill him for their work. Should he not pay, the City will lien his property. Mr. Pietrzak stated he reached out to the engineer and has not received an updated site plan. Mr. Vinzant motioned to Remove Petition 20-05 from the agenda, seconded by Mr. Gralik. All ayes, motion carried. (7-0)

4. **20-14** Mark Hovanec (Petitioner/Owner) 327/337 Liverpool Road located approx. 1/3 mile south from the SE corner of Liverpool & Ridge Roads zoned M-1, 18.72 acres

Request: *Referral for Determination:* Conditional Use

Purpose: To allow the operation of a concrete recycling facility

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

Petitioner was not present. Mr. Vinzant motioned to Table Petitioner 20-14, seconded by Mr. Lain. All ayes, motion carried. (7-0)

5. **20-16** Joseph & Pamela Broadaway (Petitioner/Owner) 11 N. Hobart Rd. located on the NE corner of Hobart Road & Cleveland Avenue, zoned B-3, 1.05 acres

Request: *Site Plan Review*


Purpose: To install a 20'x30' asphalted area for a proposed 10'x20' temp. storage container

Granted X Denied _____ Deferred _____ Vote 7-0

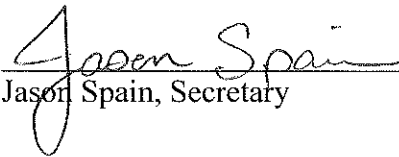
Joe & Pam Broadaway proposed a 20'x30' asphalt foundation for a temporary storage container proposed adjacent to the rear entrance. Ms. Broadaway mentioned as to not impede on the neighbors, the trees and brush will remain and the container will be painted to match the existing building. At the previous BZA meeting the storage container was approved for one year pending the resolution of property needed for the proposed roundabout located at Cleveland Ave. & Hobart Rd. He stated that their future intent is to build an addition to the existing building and to utilize the area that is being proposed for the roundabout for parking. Mr. Mendoza noted that the original 2014 site plan was approved with a landscaped buffer between the parking area and residential property to the east which has not been installed nor does it appear on the current site plan. He stated that although the Broadaways own the residential property to the east there will be a time when they may not own it and that the ordinance requires a screening landscape buffer between a residential district and parking area of 10 spaces or more. Mr. Vinzant motioned to Grant Site Plan for Petition 20-16 and amend the 2014 approved site plan to eliminate the landscape buffer to the south side of the building and south of the parking lot and to work with staff for an appropriate buffer along the east of the parking lot including all discussion, seconded by Mr. Chhutani. All ayes, motion carried. (7-0)

Consultation/Discussion: *Petition 20-02A Millco Subdivision:* Mr. Pietrzak mentioned the attorneys for the petitioner and the city have finalized language pertaining to the subdivision declaration and are waiting for the signed original document, however, the 60 day recording requirement will expire this weekend and requested a 30 day extension allowing the Clerk-Treasurer to receive the signed declarations and to release the mylars. Mr. Allen motioned to Grant a 30 day extension for Petition 20-02A including all discussion, seconded by Mr. Gralik. All ayes, motion carried. (7-0)

There being no further discussion or comments Mr. Allen motioned to adjourn, seconded by Mr. Vinzant. All ayes, motion carried. (7-0) Meeting adjourned at 7:25 p.m.



Maria Galka, President



Jason Spain, Secretary