

CITY OF HOBART PLAN COMMISSION  
MINUTES OF JULY 6, 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, Maria Galka, Dave Vinzant, Matt SeDoris and Phil Gralik, City Engineer. Members absent: Jason Spain and Michael Chhutani. Also in attendance: Heather McCarthy, City Attorney; Matt Reardon, interim Planning Consultant; via Zoom Alex Olesker, Deputy Engineer; Connor Miller, Zoning Administrator and Joy Respecke, Recording Secretary. In lieu of Mr. Spain's absence Ms. Galka requested to appoint Mr. SeDoris to serve as secretary. Mr. Allen motioned for Mr. SeDoris to serve as secretary, seconded by Mr. Vinzant. All ayes, motion carried. (7-0)

Approval of Minutes: Mr. Lain motioned to approve the minutes of June 1, 2023 as presented, seconded by Mr. Emig. All ayes, motion carried. (7-0)

Communications/Acceptance of Agenda: Ms. Galka requested to Table Petitions 23-05, 23-05A, 23-12 and 21-15A, and to Add Petition 23-20 under discussion/consultation. Mr. Vinzant motioned to approve the agenda as amended, seconded by Mr. Emig. All ayes, motion carried. (7-0)

**Old Business:** None

1. **23-05** Robert Hennessey (Petitioner/Owner) for property located approx. 150' north from the NE corner of Lake Park Ave. & 10<sup>th</sup> 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 \_\_\_

Tabled at acceptance of agenda.

2. **23-05A** Robert Hennessey (Petitioner/Owner) for property located approx. 150' north from the NE corner of Lake Park Ave. & 10<sup>th</sup> 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 \_\_\_

Tabled at acceptance of agenda.

3. **23-12** Hickory Hollow NWI, LLC/Dan Steiner (Petitioner/Agent) located approx. 600' & 400' north from the NW corner of 61<sup>st</sup> 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 X Vote \_\_\_

Tabled at acceptance of agenda.

4. 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:** Tabled: Site Plan

**Purpose:** To allow the completion of the storage building facility

Granted \_\_\_ Denied \_\_\_ Deferred X Vote \_\_\_

Tabled at acceptance of agenda.

**New Business:**

5. 23-18 Millco 8150 Ridge Road LLC (Petitioner/Owner) located approx. 525' east from the NE corner of Ridge Rd. & Randolph Rd. zoned B-3, 0.85 acre

**Request:** Site Plan

**Purpose:** To allow a proposed Strickland Brothers Oil Change facility

Granted X Denied \_\_\_ Deferred \_\_\_ Vote 7-0

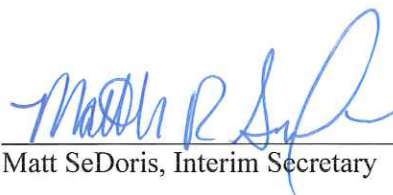
Representing Strickland Brothers Oil Change was Attorney Greg Bouwer, 425 Joliet Rd. Dyer. He stated drainage for the site was addressed at the time the 2-lot subdivision was created. He noted that although the sidewalk will be shown on the site plan, they propose to petition the Board of Works requesting a waiver from installing the sidewalk since there are no sidewalks along Ridge Road to connect to. Mr. Olesker stated he provided comments regarding the proposed development and after speaking with the project engineer, felt that they were in agreement to the majority of his comments. He noted there were some discrepancies between the plans that were submitted to the City and their engineer's plans regarding ADA details and traffic separation details. Mr. Bouwer mentioned he has written confirmation from their engineer that they will accept all of Mr. Olesker's comments in which Mr. Gralik mentioned Staff will work with their engineer. Mr. Allen motioned to Grant Site Plan Approval for Petition 23-18 contingent on working with Staff to align all comments, a possible speed bump, landscaping and signage to allow for an unobstructed view including all discussion, seconded by Mr. Vinzant. All ayes, motion carried. (7-0)

Consultation/Discussion: PC 23-20 Comprehensive Plan. Mr. Vinzant motioned to set PC 23-20 for public hearing for the August 3<sup>rd</sup> meeting, seconded by Mr. Allen. All ayes, motion carried. (7-0)

Hearing no further comments or discussion Mr. Allen motioned to adjourn, seconded by Mr. Gralik. All ayes, motion carried. (7-0) Meeting adjourned at 7:20 p.m.



Maria Galka, President



Matt SeDoris, Interim Secretary