

**CITY OF HOBART PLAN COMMISSION
MINUTES OF AUGUST 6, 2020**

Phil Gralik, City Engineer, called the meeting to order at 7:00 p.m. Due to the absence of the President and Vice President, Stuart Allen motioned for Phil Gralik to chair the meeting, seconded by Michael Chhutani. All ayes, motion carried. (6-0) The Pledge of Allegiance was recited. Members in attendance: Stuart Allen, Michael Chhutani, Rich Lain, Jason Spain, Craig Brooks and Phil Gralik, City Engineer. Members absent: Lloyd Emig, Maria Galka and Dave Vinzant. 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 July 2, 2020 as presented, seconded by Mr. Brooks. All ayes, motion carried. (6-0)

Communications/Acceptance of Agenda: Mr. Chhutani motioned to approve the agenda as presented, seconded by Mr. Lain. All ayes, motion carried. (6-0)

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 & Ridge Roads zoned M-1, 18.72 acres

Request: *Tabled; Site Plan Review*

Purpose: Existing concrete recycling operations

Granted _____ Denied _____ Deferred X Vote 6-0

Speaking on behalf of Mark Hovanec was Steve Hovanec. Mr. Hovanec addressed items the Commission required to be shown on the site plan; the driveway was paved 20' past the gate to the east, landscaping was added on top of the eastern berm, the drive lanes were increased to 24' wide, an additional forebay was added, the southern berm was opened in the 20' drainage easement and stock piled materials have been removed from the easements. He stated there's an existing 250' berm located to the east of the cell tower and that an additional berm along the north was requested but omitted due to the property to the north is industrial. A raised road was installed in place of the requested berm. Mr. Gralik noted the revised plan was recently submitted and that the Commission has not had ample time to review it. He inquired about the intentions with a graveled area on the east side of the berm on the NIPSCO easement in the SE corner. Mr. Hovanec informed him it will be removed but the engineer included it on the drawings since it was existing. Typical hours of operation are from 7:00 a.m. to 5:00 p.m. Monday through Friday and occasionally half a day on Saturdays. The consensus of the Commission was to table the revised plan to allow for further review and will submit their comments to Mr. Pietrzak who will then forward them back to the petitioner. Mr. Pietrzak asked that the Commission submit any comments to him by August 13th to allow the petitioner to correct the necessary changes and forward them back in ample time for review prior to next month's meeting. Mr. Pietrzak noted that due to the easement revisions a resubdivision was necessary. Mr. Mendoza explained the ordinance reads that site plan approval should be granted prior to subdivision approval. Mr. Spain mentioned that it appeared to him that several items the Commission requested during the January 2nd

meeting were missing from the revised plan and recommended the petitioner review those minutes and address those issues. One of the items was a berm to the north between the NIPSCO easement and drainage easement to buffer the view from Old Ridge Road. Mr. Lain motioned to Table Petition 20-03 including all discussion, seconded by Mr. Spain. All ayes, motion carried. (6-0)

2. **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. X Unfavorable Rec. _____ Deferred _____ Vote 6-0

Mr. Mendoza stated that as part of the condition for the BZA's approval was contingent upon receiving a favorable referral from the Plan Commission. The Plan Commission's determination is based on whether it complies with the Comprehensive Plan based on the Future Lane Use. He explained that under the Comprehensive Plan for conditional uses it states concrete and cement products, batch plants; should only be located on roads that can handle the weight of the trucks associated with transporting materials to and from the site. Ideally would be located close to primary arterials and highways for this purpose. Concrete plants and the like should not be in areas that are directly adjacent to dense residential development. Mr. Spain also added that the BZA's approval was contingent upon an approved site plan, conditions of a 2006 lawsuit were met and the hours of operation are from 7:00 a.m. to 5:00 p.m. Mr. Chhutani motioned for a Favorable Recommendation to the BZA for Petition 20-14 contingent upon site plan approval including all discussion and Findings of Fact, seconded by Mr. Lain. All ayes, motion carried. (6-0)

3. **20-17** Brian DeVaney (Petitioner/Owner) 2657 E. 84th Pl. located on the SW corner of 84th Pl. & Minnesota St. zoned M-1, 3.353 acres

Request: *Site Plan Review*

Purpose: To install a proposed 4'x24' double gate across the entrance drive 48' off the street

Granted X Denied _____ Deferred _____ Vote 6-0

Mr. DeVaney proposed to install a gate across the entrance of his business to deter people from trespassing. People will throw trash and garbage in the parking lot and dumpsters located to the rear of the building. He contacted the fire inspector and was informed as long as the gate has a lock that they can cut and access the property in case of an emergency, he was not concerned. Mr. Spain motioned to Grant Site Plan for Petition 20-17 including all discussion, seconded by Mr. Lain. All ayes, motion carried. (6-0)

4. **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: Public Hearing: Site Plan

Purpose: A proposed warehouse/office industrial development

Granted _____ Denied _____ Deferred X Vote 5-0

Mr. Allen recused himself.

Speaking on behalf of Mr. Kors was Pete Todosijevic, 55 Center Street. He stated they are proposing to construct a maximum of 10 office/warehouse facilities, one at a time as needed. Mr. Gralik noted he reviewed the drainage calculations and found they met the criteria for the detention. Mr. Gralik opened the public hearing for Petition 20-18. Pete Kouskoutis, 472-0554, 3810 Harms Rd.: *He stated the proposed development is behind his property and his understanding was only one building was to be constructed for the use of storing vintage vehicles; not ten for office and warehouse use. He thanked the City for installing storm sewers along Harms Road but stated the grading hasn't been done yet so the water is not able to flow to the drains. He inquired if the proposed development will connect into this new line and if so where and felt it may not be adequate for the residents and this development. He also inquired about gas and electric.* Paul Dorney, 310-6369, 4066 Harms Rd. *expressed concerns now that the trees have been cleared. He stated that they acted as a windshield and a barrier for lighting from the carwash on US 30 that now shines into his daughter's window. He also expressed his concern that there is only a distance of 6' from the proposed industrial development and his property.* Ruben Velasco, 940-8616 *express concerns regarding the drainage that flows south.* Hearing no further public comments Mr. Gralik closed the public hearing. Mr. Gralik stated the 24" storm sewer was installed for future improvements. Mr. Todosijevic mentioned they are not proposing to connect into the storm sewer and will self-contain drainage into a new on site detention pond that will also help with runoff on properties to the south. He stated that once the buildings are constructed they will block the wind and light. All the utilities are already available for the development. Mr. Mendoza mentioned that at the site review meeting, the petitioner was informed that they would need to amend the PUD to list the types of appropriate uses within the proposed development and as part of the PUD are the Design Guidelines that will require a buffer between the residential areas and industrial uses and to also file for a subdivision. He also noted concerns for the dedication of potential future right of way of the east/west street and dedication along the Claymoor Park Subdivision for future connection. Also it is unclear as to the private road whether it is dedicated easement and that the pavement is not aligned within the identified right of way/easement. It was found that the site plan lacked several items such as screening, lighting and parking spaces for the individual buildings. Mr. Pietrzak mentioned he provided them with a copy of the Design Guidelines and will forward them a sample of a PUD Amendment pertaining to M-1 uses. He stated he received a preliminary subdivision for review and provided issues that will need to be addressed. They have not officially filed for subdivision as of yet. Mr. Lain motioned to Table Petition 20-18 including all discussion, seconded by Mr. Chhutani. All ayes, motion carried. (5-0)

- 5. **20-19** Craig Van Prooyen (Petitioner/Owner) P.O. Box 120 Crown Point, IN for the property located in Barrington Ridge, Unit 3, Lots 11 thru 15 & Lot 20 located south of 14th St., west of State St., north of Bracken Parkway and east of Lake Park Ave., zoned PUD, 2 acres +/-

Request: Public Hearing: Reinstate PUD

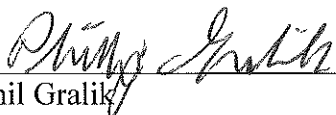
Purpose: For the proposed construction of townhouses

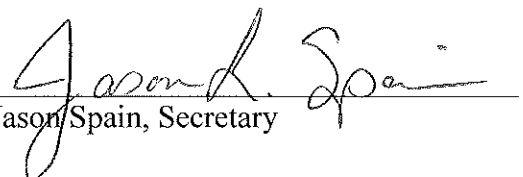
Favorable Rec. X Unfavorable Rec. _____ Deferred _____ Vote _____

Craig Van Prooyen, 746-6710, requested to reinstate the expired 2014 amended PUD and covenants that were approved by the HOA and Plan Commission. He is only proposing to change the design of the existing townhomes and increase the square footage. He noted that the fire department requested a turnaround for the fire trucks on the northern dead end of Lake Street but based on the aerial view there is a ditch located in the easement for 14th Street. Mr. Gralik mentioned that hammerheads or T turnarounds were included in the City Standards for dead end streets to allow a vehicle to turn around. Discussion ensued pertaining to the location of the proposed turnaround. Mr. Van Prooyen was reluctant to create the turnaround at the end of Lake Street stating he would lose lots for construction and would be very costly to him. He also stated 12' south from the north end of Lake Street is existing off-street parking where a fire truck would be able to back up and turn around. It was felt if the turnaround was installed in the city right of way at the end of Lake Street it would be in the front yards of the end 2 lots. Mr. Gralik mentioned that 14th Street is included in the Thoroughfare Plan and since the city has most of the right of way, it would be the most reasonable candidate to be installed that would run parallel to 10th Street from Lake Park Avenue to Hobart Road. Even though Mr. Spain mentioned a turnaround was originally platted for Unit 3 at the Lake Street dead end, they felt that the 14th Street right of way location would be more suitable due to the proposed extension of 14th Street. Mr. Gralik opened the public hearing for Petition 20-19. Paul Payne, 219-916-0704: Mr. Payne mentioned he was the president and his wife was an officer of the HOA at the time the PUD was amended and did not recall the discussion of the turnaround. He was in favor of the proposal. Brad Gomez, 219-765-3729: He mentioned he felt the increase in the number of bedrooms and square footage of the townhomes supersedes the 10% change in a PUD. He was not in favor of 2,200 sq. ft. 5 bedroom townhomes where the existing townhomes are 1,700 sq. ft. with 2 bedrooms. Lynette Sylvain Jones, 219-940-9787: Ms. Jones was in favor of the construction of the townhomes but not the size increase. Her concern was with the noise of the construction when more people are working from home and children are home with e-learning. Hearing no further public comments, Mr. Gralik closed the public hearing. Mr. Van Prooyen addressed the public's concerns: construction hours typically are 7:00 a.m. to 4:30 p.m. Monday through Friday. No weekends. The square footage includes an unfinished bonus (storage) room over the garage. He stated he's proposing upscale townhomes with a base price of \$245,000/\$250,000. Mr. Pietrzak mentioned he found no stipulations pertaining to the number of bedrooms or square footage, only the number of units specific to single family. Mr. Van Prooyen stated he will replicate the same exterior features and look of the existing townhouses. Mr. Spain motioned for a Favorable Recommendation to the Common Council for Petition 20-19 contingent upon installing a turnaround at the end of Lake Street between Lots 14 & 15 and to work with staff to encroach into the 14th Street right of way including all discussion and Findings of Fact, seconded by Mr. Chhutani. All ayes, motion carried. (6-0)

Consultation/Discussion: None

There being no further comments or discussion Mr. Lain motioned to adjourn, seconded by Mr. Spain. All ayes, motion carried. (6-0) Meeting adjourned at 8:20 p.m.


Phil Gralik


Jason Spain, Secretary