

**CITY OF HOBART PLAN COMMISSION  
MINUTES OF SEPTEMBER 3, 2020**

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, Craig Brooks and Phil Gralik, City Engineer. Member absent: 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 August 6, 2020 as presented, seconded by Mr. Gralik. All ayes, motion carried. (8-0)

Communications/Acceptance of Agenda: Mr. Spain requested to table Petition 20-18. Mr. Gralik motioned to approve the agenda as amended, seconded by Mr. Lain. All ayes, motion carried. (8-0)

**Business of the Day**

1.     **19-27B**         James Dragon (Petitioner/Agent) 5441 E. Lincoln Hwy. located approx ¼ mile west from the SW corner of Lincoln Hwy. & Grand Blvd. zoned B-3, 21.015 acres

**Request:**         Site Plan Review

**Purpose:**         A proposed 12,480 sq. ft. 3 story addition with a 4<sup>th</sup> floor partial roof top terrace

Granted X Denied \_\_\_\_\_ Deferred \_\_\_\_\_ Vote 8-0

Representing Mr. Dragon was Chris Moore, Neis Engineering. Mr. Moore proposed the construction of a 12,480 sq. ft. employee center addition to the existing building. Locker, break rooms, HR offices, as well as, other offices will be relocated in the addition. The facility will allow for potential additional employees. He stated there will be no negative impact to the drainage since there is currently an asphalted parking lot where the addition is proposed and the detention pond to the south is oversized to handle the drainage. Parking will be relocated to a graveled area to the west side of the building. Mr. Chhutani motioned to Grant Site Plan Approval for Petition 19-27B including all discussion, seconded by Mr. Lain. All ayes, motion carried. (8-0)

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 X Vote 8-0

Steve Hovanec mentioned last month he was given a list of items that the Plan Commission requested to be shown on the updated site plan. He stated there were some items omitted from the site plan and was not able to meet the deadline to allow the Commission sufficient time for review. He requested to be tabled to allow additional time to prepare the site plan with the updates. Mr. Lain asked what outstanding items his engineer was still working on for the site plan. Mr. Hovanec replied he didn't have the list with him and was unsure what his engineer was still working on. Mr. Pietrzak mentioned that he noticed the berms didn't meet the requirements for a Type 3 Bufferyard nor was there landscaping referenced on the plans. Mr. Allen mentioned the site plan indicated the berms will have unmowed natural grass (weeds) and is unacceptable. Mr. Hovanec stated he sent the site plan back to his engineer to make additional changes and he's not sure why that was added. He did not request that change for the natural grass. Mr. Chhutani inquired as to when the wood chips will be removed off the property in which Mr. Hovanec stated the wood chips are being sold for landscaping. The Commission noted that Mark Hovanec made no mention of selling the wood chips, only they will be removed from the property. Mr. Emig inquired as to water infiltration from the wood chips. In an email, due to the absence of Mr. Vinzant, he requested the wood chips be properly contained and on a cement pad if being stored and that all stored materials are to be contained on three sides to prevent them from spreading and to help control the direction that drainage flows. Mr. Gralik stated that the road will contain materials from spilling over and spreading but suggested a barrier between the storage areas and the drainage easement. Also noted was that the berms are to be constructed with clean fill. Mr. Hovanec stated when IDEM inspected the property, they gave them a clean bill. That report was submitted to Mr. Pietrzak. Mr. Pietrzak mentioned that Mr. Kingsland, Storm Water Coordinator, provided his IDEM report which seems to conflict with the report provided by Mr. Hovanec. Mr. Allen motioned to Table Petition 20-03 including all discussion, seconded by Mr. Emig. All ayes, motion carried. (8-0)

3.     **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:**        *Tabled: Site Plan Review*

**Purpose:**         A proposed warehouse/office industrial development

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

Tabled at acceptance of agenda.

4.     **20-20**           Robert Hennessey (Petitioner/Owner) Lake Park Townhomes Phase III located 400' north from the NE corner of Lake Park Ave. & 10<sup>th</sup> St. zoned PUD, 2.54 acres

**Request:**        *Public Hearing:* Reinstate PUD

**Purpose:**         For the proposed construction of townhouses

Favorable Rec. X Unfavorable Rec. \_\_\_\_\_ Deferred \_\_\_\_\_ Vote 8-0

Bob Hennessey, Hennessey Development, stated he purchased the remaining property on Paula Ct. and Penny Ct. and is proposing to construct 4-unit townhomes that will follow the existing architectural and landscaping designs. Mr. Allen requested to install catch basins in the existing sewer line to help with drainage along Lake Park Avenue and also to install the sidewalk. Ms. Galka opened the public hearing for Petition 20-20. Edward Wahl, 951 Fleming Street stated there's existing flooding that occurs on the northern end of Fleming Street and inquired as to if there will be screening to the east along Fleming Street. He also mentioned the existing foundation is in disrepair. Mr. Hennessey stated if necessary, the existing foundation will be torn out and replaced. Cody Belig, 955 Fleming Street also has flooding issues. Mr. Gralik mentioned there is an inlet on the southwest corner of Paula Ct. & Debie Ln. and thought the storm sewer could be extended to the east and to Fleming St. to the north. Also discussed to help eliminate the flooding issues was to install a 12" open pipe and a swale along Fleming St. Patty Kostro, 944 Paula Ct. Ms. Kostro stated she is currently the president of the HOA and is in favor of the proposed construction. Hearing no further public comments Ms. Galka closed the public hearing. After hearing the comments made from the neighbors, Mr. Hennessey mentioned he will do whatever he can to help eliminate the flooding issues on Fleming Street. Mr. Allen motioned for a Favorable Recommendation to the Common Council to reinstate the PUD for Petition 20-20 with the stipulations to work with staff to include fencing along Lake Park Ave. and Fleming St., a swale/drainage feature lower than Fleming St. and Debie Ln. to allow drainage to flow to the north, to extend the storm sewer on the SW corner of Debie Ln. & Paula Ct. east to a catch basin, to install a sidewalk along Lake Park Ave. and to install 2 additional catch basins in the existing sewer line along Lake Park Ave. including all discussion and Findings of Fact, seconded by Mr. Gralik. All ayes, motion carried. (8-0)

Consultation/Discussion: None

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

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Maria Galka, President

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Jason Spain, Secretary