

**AGENDA
CITY OF HOBART PLAN COMMISSION
CITY HALL/COUNCIL CHAMBERS
414 MAIN STREET
THURSDAY JANUARY 4, 2024 - 7:00 P.M.**

[Dial-in information](#)

Connect to the call by dialing in with your phone.

(US) Chicago [+1 312 626 6799](#)

Access code [831 5453 5792](#)

<https://us02web.zoom.us/j/83154535792>

I. Meeting called to order

II. Pledge of Allegiance

III. Record of those present

IV. Election of Officers

V. Approval of Minutes: December 7, 2023

VI. Communications/Acceptance of Agenda

VII: Old Business

1. 23-12 Hickory Hollow NWI, LLC/Dan Steiner (Petitioner/Agent) located approx. 600' & 400' north from the NW corner of 61st Ave. & Arizona St., zoned R-1 & R-3, 32.5 acres

Request: **Tabled:** Hickory Hollow

Purpose: A proposed 67-lot subdivision

Final Plat Approval ____ Denied ____ Deferred ____ Vote ____

2. 23-26A Quick Run, LLC (Petitioner/Owner) 3225 Hart St., Dyer for property located on the NW corner of US 30 & Clay St., zoned B-3, 6 acres

Request: **Tabled:** Quick Run Subdivision

Purpose: Proposed 1-lot subdivision

Final Plat Approval ____ Denied ____ Deferred ____ Vote ____

VII. New Business:

3. 23-23A Redwood USA LLC/Kellie McIvor (Petitioner/Agent) for property located on the NW corner of US 30 & Grand Blvd. zoned PUD, 23.29 acres

Request: Redwood-Hobart

Purpose: Proposed 1-lot subdivision

Final Plat Approval ___ Denied ___ Deferred ___ Vote ___

4. **24-01** Alice Spurlock (Petitioner/Owner) 1001 W 10th St. for property located on the SW corner of Csokasy Ln. & Wisconsin St., zoned PUD, 4.52 acres

Request: *Public Hearing:* Rezone

Purpose: Proposed rezone from PUD to R-2

Favorable Rec. ___ Unfavorable Rec. ___ Deferred ___ Vote ___

5. **24-01** Dave Dobkowski (Petitioner/Agent) for property located approx. 600' east from the NE corner of US 30 & Colorado St., zoned B-1 & R-2, 6.24 acres

Request: *Public Hearing:* Rezone

Purpose: Proposed rezone from B-1 & R-2 to B-3

Favorable Rec. ___ Unfavorable Rec. ___ Deferred ___ Vote ___

6. **24-01A** Dave Dobkowski (Petitioner/Agent) for property located approx. 600' east from the NE corner of US 30 & Colorado St., zoned B-1 & R-2, 6.24 acres

Request: *Public Hearing:* Site Plan

Purpose: For a proposed Tsunami Car Wash

Granted ___ Denied ___ Deferred ___ Vote ___

VIII. Consultation/Discussion: *Reschedule July's meeting*