

**AGENDA
CITY OF HOBART PLAN COMMISSION
CITY HALL/COUNCIL CHAMBERS
414 MAIN STREET
THURSDAY FEBRUARY 1, 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 852 5859 0701

<https://us02web.zoom.us/j/85258590701>

I. Meeting called to order

II. Pledge of Allegiance

III. Record of those present

IV. Approval of Minutes: December 7, 2023 & January 4, 2024

V. 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 ____

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: **Tabled:** Redwood-Hobart

Purpose: Proposed 1-lot subdivision

Final Plat Approval ____ Denied ____ Deferred ____ Vote ____

4. 23-35 Michael Kapitan (Petitioner/Owner) 4303 Harms Rd. located ¼ mile west from the SW corner of Harms Rd. & Clay St. zoned A-1, 29.73 acres

Request: Tabled: Kapitan's Subdivision

Purpose: Proposed 3-lot subdivision

Preliminary Plat Approval ___ Denied ___ Deferred ___ Vote ___

5. 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: Tabled: Site Plan

Purpose: For a proposed Tsunami Car Wash

Granted ___ Denied ___ Deferred ___ Vote ___

VI. New Business:

6. 24-03 James L. Wieser (Petitioner/Agent) for property located 125' south from the SE corner of 37th Ave. & Montgomery St. F.D. Barnes Addition, Block 10, zoned B-3, 0.85 acres

Request: Recommendation (upon request from Common Council): Vacate 185'x20' of unimproved platted alley

Purpose: For the construction of a proposed Dollar General

Favorable Rec. to CC ___ Unfavorable Rec. to CC ___ Deferred ___ Vote ___

7. 24-03A Adam McAlpine (Petitioner/Agent) for property located on the SE corner of 37th Ave. & Montgomery St, zoned B-3, 2.64 acres +/-

Request: Public Hearing: Dollar General #30671

Purpose: Proposed 1-lot subdivision

Preliminary Plat Approval ___ Denied ___ Deferred ___ Vote ___

8. 24-04 Bernard/Jay Ballard (Petitioner/Agent) for property located on the NE corner of Wisconsin St. & 61st Ave. (St. Mary Medical) zoned PUD, 5 acres

Request: Public Hearing: Amend PUD

Purpose: Proposed solar panels

Favorable Rec. to CC ___ Unfavorable Rec. to CC ___ Deferred ___ Vote ___

9. 24-04A Bernard/Jay Ballard (Petitioner/Agent) for property located on the NE corner of Wisconsin St. & 61st Ave. (St. Mary Medical) zoned PUD, 5 acres

Request: Public Hearing: Site Plan

Purpose: Proposed solar panels

Granted ___ Denied ___ Deferred ___ Vote ___

10. **24-05** Marisol & Daniel Flores (Petitioners/Owners) at 126 N. Hobart Rd. located 185' south from the SW corner of Hobart Rd. & Cleveland Ave. zoned B-3, 1.6 acres

Request: *Public Hearing:* JRS Spot Subdivision

Purpose: Proposed 1-lot subdivision

Preliminary Plat Approval ___ Denied ___ Deferred ___ Vote ___

VII. Consultation/Discussion: Scrivener's Error in the legal- *Petition 23-07 Amendment to PUD for St. Mary Medical Center Outpatient Rehabilitation Center*