

**AGENDA
CITY OF HOBART PLAN COMMISSION
CITY HALL/COUNCIL CHAMBERS
414 MAIN STREET
THURSDAY FEBRUARY 2, 2023 - 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 822 1407 1887

<https://us02web.zoom.us/j/82214071887>

I. Meeting called to order

II. Pledge of Allegiance

III. Record of those present

IV. Approval of Minutes: December 29, 2022 Sp. Mtg., January 5, 2023 Reg. Mtg. & January 17, 2023 Sp. Mtg.

V. Communications/Acceptance of Agenda

VI. Old Business

1. **22-08** Haresh Patel (Petitioner/Owner) 4716 W. 61st Ave. located NW of the 61st Ave. & Marcella Blvd. intersection, zoned B-3, 6.4 acres

Request: ***Tabled:*** Site Plan

Purpose: Proposed 2,323 sq. ft. Dunkin' quick service restaurant
Granted ___ Denied ___ Deferred ___ Vote ___

2. **22-30** Ryan Swanson (Petitioner/Agent) for property located approximately 330' from the SW corner of County Line & Ridge Rd. zoned B-3, 1.72 acres

Request: ***Tabled:*** Site Plan

Purpose: Proposed 10,640 sq. ft. Dollar General
Granted ___ Denied ___ Deferred ___ Vote ___

3. **22-38** Attorney Richard Anderson (Petitioner/Agent) for property located approx. 0.50 mile from the SE corner of Colorado St. & 61st Ave. zoned R-3, 67 acres

Request: *Tabled:* Rezone

Purpose: From R-3 to a proposed M-1

Favorable Rec ___ Unfavorable Rec ___ Deferred ___ Vote ___

4. **22-51** David Lasser (Petitioner/Agent) for property bounded by approximately 700' east and 700' south from the SE corner of US 30 & Colorado Street, zoned B-3 and M-1, 23.43 acres

Request: *Tabled:* Bionic Park

Purpose: Final Plat 2-lot subdivision

Approved ___ Denied ___ Deferred ___ Vote ___

VII. New Business:

5. **23-03** Kyle Grothoff (Petitioner/Owner) 501 N Colorado St located on the NE corner of Colorado St. & 40th Ave. zoned R-2, 0.937 acre

Request: *Public Hearing:* Grothoff Subdivision

Purpose: Proposed 1-lot subdivision

Approved ___ Denied ___ Deferred ___ Vote ___

6. **23-04** Grant & Susan Liechty/Jason & Courtney Snyder (Petitioners/Owners) 936 Garfield St. & 1359 S. Lake Park Ave. located east of Lake Park Ave. between 13th Pl. & 14th St., zoned R-2, 8.579 acres

Request: *Public Hearing:* Liechty Estates

Purpose: Proposed 2-lot subdivision

Approved ___ Denied ___ Deferred ___ Vote ___

7. **23-04A** Grant & Susan Liechty (Petitioners/Owners) 936 Garfield St. located east of Fleming St. between 13th Pl. & 14th St., zoned R-2, 8.579 acres

Request: *Recommendation (upon request from Common Council):* Vacation of unimproved platted alley in South Side Addition, Block 2

Purpose: Proposed vacate 625' of unimproved platted alley

Favorable Rec ___ Unfavorable Rec ___ Deferred ___ Vote ___

8. **23-05** Robert Hennessey (Petitioner/Owner) for property located approx. 150' north
(Comp to PC 23-05A) from the NE corner of Lake Park Ave. & 10th St. zoned R-2, 0.3512 acre
- Request:** ***Public Hearing:*** Rezone
- Purpose:** Proposed rezone from R-2 to PUD
- Favorable Rec ___ Unfavorable Rec ___ Deferred ___ Vote ___

9. **23-05A** Robert Hennessey (Petitioner/Owner) for property located approx. 150' north
from the NE corner of Lake Park Ave. & 10th St. zoned R-2, 0.3512 acre
- Request:** ***Public Hearing:*** Replat of Lot 1 Robbins Addition
- Purpose:** Proposed 1-lot subdivision
- Approved ___ Denied ___ Deferred ___ Vote ___

VIII. Consultation/Discussion: Additional monthly meetings