

**AGENDA
CITY OF HOBART PLAN COMMISSION
CITY HALL/COUNCIL CHAMBERS
414 MAIN STREET
THURSDAY APRIL 6, 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 889 6339 6533

<https://us02web.zoom.us/j/88963396533>

I. Meeting called to order

II. Pledge of Allegiance

III. Record of those present

IV. Approval of Minutes: March 2, 2023

V. Communications/Acceptance of Agenda

VI. Old Business

- 1. 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: **Tabled:** Grothoff Subdivision

Purpose: Proposed 1-lot subdivision

Final Plat Approval ___ Denied ___ Deferred ___ Vote ___

- 2. 23-05** 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
(Comp to PC 23-05A)

Request: **Tabled:** Rezone

Purpose: Proposed rezone from R-2 to PUD

Favorable Rec ___ Unfavorable Rec ___ Deferred ___ Vote ___

3. **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: **Tabled:** Replat of Lot 1 Robbins Addition

Purpose: Proposed 1-lot subdivision

Preliminary Plat ___ Denied ___ Deferred ___ Vote ___

4. **23-08** Sava B. Micic (Petitioner/Agent) 4830 E. 73rd Ave. located 900' west from the NW corner of 73rd Ave. & DeKalb St. zoned R-3, 24.8 acres

Request: **Tabled:** Colvin Addition to the City of Hobart

Purpose: Proposed 2-lot subdivision

Preliminary Plat Approval ___ Denied ___ Deferred ___ Vote ___

VII. New Business:

5. **21-22D** Daniel Rhoads (Petitioner/Agent) 2400 E. 69th Ave. located 800' east of NE corner of 69th Ave. & Mississippi St., zoned PUD, 48.18 acres

Request: Site Plan

Purpose: Proposed RTO equipment located on the north back of building

Granted ___ Denied ___ Deferred ___ Vote ___

6. **22-25A** Lineage Logistics/Rob Sangdahl (Petitioner/Owner) 2201 North Wind Parkway, located approx. ¼ mile east from the the North Wind Pkwy. & Marcella Blvd. intersection, zoned PUD (M-1), 49.145 acres

Request: **Public Hearing:** Site Plan

Purpose: Proposed addition, parking, guard house

Granted ___ Denied ___ Deferred ___ Vote ___

7. **22-25B** Lineage Logistics/Rob Sangdahl (Petitioner/Owner) 2201 North Wind Parkway, located approx. ¼ mile east from the the North Wind Pkwy. & Marcella Blvd. intersection, zoned PUD (M-1), 49.145 acres

Request: **Public Hearing:** Lineage 2nd Addition Subdivision)

- Purpose:** Proposed 1-lot subdivision
Preliminary Plat Approval ____ Denied ____ Deferred ____ Vote ____
8. **22-46A** Redwood USA LLC/Kellie McIvor (Petitioner/Agent) for property located on the NW corner of Grand Blvd. & US 30, zoned PUD, 23.29 acres
- Request:** ***Public Hearing:*** Site Plan
- Purpose:** Proposed single-family apartment neighborhood
Granted ____ Denied ____ Deferred ____ Vote ____
9. **22-46B** Redwood USA LLC/Kellie McIvor (Petitioner/Agent) for property located on the NW corner of Grand Blvd. & US 30, zoned PUD, 23.29 acres
- Request:** ***Public Hearing:*** Redwood-Hobart
- Purpose:** Proposed 1-lot subdivision
Preliminary Plat Approval ____ Denied ____ Deferred ____ Vote ____
10. **23-07A** St. Mary Medical Center, LLC (Petitioner/Agent) 320 W. 61st Ave located 300' north from the NW corner of Ash St. & 61st Ave., zoned PUD, 3.50 acres
- Request:** ***Public Hearing:*** Site Plan
- Purpose:** Proposed addition and renovation to outpatient rehabilitation facility
Granted ____ Denied ____ Deferred ____ Vote ____
11. **23-07B** St. Mary Medical Center, LLC (Petitioner/Agent) 320 W. 61st Ave. located 300' north from the NW corner of Ash St. & 61st Ave., zoned PUD, 3.50 acres
- Request:** ***Public Hearing:*** St. Mary Outpatient Rehab Subdivision
- Purpose:** Proposed 1-lot subdivision
Preliminary Plat Approval ____ Denied ____ Deferred ____ Vote ____
12. **23-09** Grant & Susan Liechty (Petitioners/Owners) 936 Garfield St. located east of Lake Park Ave. between 13th Pl. & 14th St., zoned R-2, 6 acres +/- acres
- Request:** ***Public Hearing:*** Liechty Estates

Purpose: Proposed 1-lot subdivision
Preliminary Plat Approval ___ Denied ___ Deferred ___ Vote ___

13. **23-10** Wkpt Limited Liability Co./James Thomas (Petitioner/Agent) located approx. 1,000' south of the Lincoln Hwy. & Dakota St. intersection, zoned PUD, 2.41 acres

Request: *Public Hearing:*

Purpose: Proposed amendment to the PUD
Favorable Rec. ___ Unfavorable Rec. ___ Deferred ___ Vote ___

14. **23-10A** Wkpt Limited Liability Co./James Thomas (Petitioner/Agent) located approx. 1,000' south of the Lincoln Hwy. & Dakota St. intersection, zoned PUD, 2.41 acres

Request: *Public Hearing:* Site Plan

Purpose: Proposed smaller storage unit buildings
Granted ___ Denied ___ Deferred ___ Vote ___

15. **23-11** Jeff Austgen (Petitioner/Owner) 1000 Georgiana St. located approx. 800' east from the Georgiana & Illinois St. intersection, zoned M-1, 2.83 acres +/-

Request: Site Plan

Purpose: Proposed 70'x124' building
Granted ___ Denied ___ Deferred ___ Vote ___

VIII. Consultation/Discussion: Rules of Practice and Procedure
(PC 22-41B) Industrial One - 6 month extension to record
(Approved 11/3/22)