

**AGENDA
CITY OF HOBART PLAN COMMISSION
CITY HALL/COUNCIL CHAMBERS
414 MAIN STREET
THURSDAY SEPTEMBER 1, 2022 - 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 814 6524 3223

<https://us02web.zoom.us/j/81465243223>

- I. Meeting called to order**
- II. Pledge of Allegiance**
- III. Record of those present**
- IV. Approval of Minutes: August 4, 2022**
- V. Communications/Acceptance of Agenda**

VI: Business of the Day

- 1. 22-08** Haresh Patel (Petitioner/Owner) 4716 W. 61st Ave. located NW of the 61st Avenue & Marcella Boulevard 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. 22-19** Cornerstone Partners V LLC (Petitioner/Agent) for property located 300' west & parallel to Ash Street, bounded between 12th & 13th Streets, zoned R-2, 0.412 acre

Request: **Tabled:** Vacate

Purpose: Proposed 30' by 599' +/- Unimproved Connecticut Street ROW

Favorable Rec. ____ Unfavorable Rec. ____ Deferred ____ Vote ____

3. **22-19A** Cornerstone Partners V LLC (Petitioner/Agent) for property located west of Ash Street, north and west of 12th & 13th Streets, zoned R-2, 4 acres

Request: *Final Plat:* Ash Commons

Purpose: Proposed 22-lot subdivision

Approved ____ Denied ____ Deferred ____ Vote ____

4. **22-26** Mark Hovanec (Petitioner/Agent) at 337 N. Liverpool Rd. located 0.36 miles south from the SE corner of Liverpool & Old Ridge Rd., zoned M-1, 18.5 acres

Request: *Tabled:* Site Plan

Purpose: Proposed concrete crushing facility

Granted ____ Denied ____ Deferred ____ Vote ____

5. **22-30** Ryan Swanson (Petitioner/Agent) for property located approximately 330' from the SW corner of County Line Rd. & Ridge Rd. zoned B-3, 1.72 acres

Request: *Tabled:* Site Plan

Purpose: Proposed 10,640 sq. ft. Dollar General

Granted ____ Denied ____ Deferred ____ Vote ____

6. **22-31** Hope Center of Valparaiso/Hope Center Resale Shop/Eric Wood (Petitioner/Agent) 1 W. Old Ridge Rd. located of the Old Ridge Rd. & Lake Park Ave. intersection, zoned OS-1, 1.40 acres

Request: *Public Hearing:* Rezone

Purpose: From OS-1 to proposed B-3

Favorable Rec. ____ Unfavorable Rec. ____ Deferred ____ Vote ____

7. **22-32** Robert Eriks (Petitioner/Owner) 8250 Colorado St. located 0.10 miles south from the SW corner of Colorado St. & US 30, zoned B-3, 3.16 miles

Request: *Public Hearing:* Site Plan

Purpose: 2 additional proposed buildings
Granted ___ Denied ___ Deferred ___ Vote ___

8. **22-32A** Robert Eriks (Petitioner/Owner) 8250 Colorado St. located 0.10 miles south from the SW corner of Colorado St. & US 30, zoned B-3, 3.16 miles

Request: **Public Hearing:** (Colorado Street Storage Addition)

Purpose: Proposed 1-lot subdivision
Granted ___ Denied ___ Deferred ___ Vote ___

9. **22-33** Patriot Truss & Construction (Petitioner/Owner) located on the SW corner of Colorado St. & 83rd Pl., zoned Special Exception, 3.82 acres.

Request: **Public Hearing:** Rezone

Purpose: From Special Exception to proposed M-1
Favorable Rec. ___ Unfavorable Rec. ___ Deferred ___ Vote ___

VII. Consultation/Discussion: *Van Prooyen Builders, Inc.:*
Proposed U-lock Storage Facility-Wisconsin Street