

**NOTICE AND AGENDA OF SPECIAL MEETING
HOBART PLAN COMMISSION, CITY OF HOBART**
Council Chambers, 2nd floor, Hobart City Hall, 414 Main Street, Hobart, IN 46342
THURSDAY, FEBRUARY 26, 2026 AT 5:30PM

Zoom Dial-in Call Number: 1-312-626-6799 US (Chicago)
Meeting ID: 810 9676 0572 www.zoom.us

**HOBART PLAN
COMMISSION
MEMBERS:**

**MAYORAL
APPOINTMENTS:**
NO MORE THAN
THREE FROM SAME
POLITICAL PARTY:
(4-YEAR TERMS)

Matthew SeDoris
(1/1/26-12/31/29)
Kreg Homoky
(1/1/26-12/31/29)
Stuart Allen
(1/1/26-12/31/29)
Dave Vinzant
(1/1/24-12/31/27)
Lloyd Emig
(1/1/24-12/31/27)

**PARK BOARD
APPOINTMENT:**
PARK BOARD
MEMBER:
(1-YEAR TERM)

Dan Shultz
(1/1/26-12/31/26)

**COUNCIL MEMBER
APPOINTMENT:**
(1-YEAR TERM)

Mark Kara
(1/1/26-12/31/26)

**BOARD OF PUBLIC
WORKS
APPOINTMENT:**
MEMBER OR
REPRESENTATIVE
(1-YEAR TERM)

Maria Galka
(1/1/26-12/31/26)

**CITY ENGINEER
BY VIRTUE OF THE
POSITION HELD:**

Alex Metz
(City Engineer)

Notice is hereby given in accordance with I.C. 5-14-1.5, that the Hobart Plan Commission of the City of Hobart will conduct a Special Meeting on Thursday February 26, 2026 at 5:30 p.m. in the Council Chambers at Hobart City Hall, 414 Main Street, Hobart, Indiana.

AGENDA

- I. Meeting Called to Order
- II. Pledge of Allegiance
- III. Record of those present
- IV. Acceptance of Agenda of Special Meeting
- V. Business of the Day:
Review of Findings of Fact for Petition 26-01 Fill Permit
- VI. Adjournment

Review meeting videos and minutes at <https://www.cityofhobart.org/agendacenter>

CITY OF HOBART PLAN COMMISSION

Petitioner:

Langan Engineering & Environmental Services, LLC
on behalf of Tuhaus, LLC
Petitioner/Agent for Property located South of
61st Avenue, East of Colorado Street, and
North of 69th Avenue, Hobart IN 46342

City of Hobart Plan Commission
Docket No. 26-01

FINDINGS OF FACT GRANTING APPLICATION FOR FILL PERMIT

1. Petitioner requests a fill permit for the property located south of 61st Avenue, east of Colorado Street, and north of 69th Avenue. The property consists of approximately 605 acres and is zoned M-1. The property contains a site address of 6199 Colorado Street, Hobart, Indiana.

2. This matter came before the City of Hobart Plan Commission for public hearing on February 5, 2026. Petitioner presented proof of notification as required by law. The public hearing was opened. Remonstrances were heard. The public hearing was closed.

3. Based upon the testimony and evidence presented by the Petitioner, the City of Hobart Plan Commission, having given due consideration to Section 150.140 of the Hobart Municipal Code, now by a vote of five (5) in favor and three (3) opposed, upon motion duly made and seconded, grants the requested fill permit.

4. The fill permit is specifically conditioned upon the following:

- A. The Mass Grading Package, submitted as part of the Application for Fill Permit, shall eliminate all activities that require soil, stone, gravel or other fill materials to be transported on or off the site with the exception of the materials used for environmental mitigation, temporary fencing, and stone that may be required for temporary construction entrances to the site.
- B. Before the actual site plan can be approved, there must be a discussion with the Hobart Plan Commission regarding:
 - (1) where the final entrances to the site will be located along 61st Avenue, with a preference to align entrances with Arizona Street to service this site; and

- (2) the creation of a path or trail between the north side of the berm and the gas pipeline.
- C. A fill permit will expire when a site plan is approved – at that point all fill activities will be governed by the approved site plan.
- D. The Application for Fill Permit and Mass Grading Package may be amended only by agreement between the Plan Commission and the Petitioner before the site plan is approved.

5. In making such determination, the City of Hobart Plan Commission now makes the following Findings of Fact:

- A. The proposed fill activity will not interfere with existing drainage patterns so as to create or contribute to a negative impact on adjacent property owners;
- B. The fill operation proposed will not result in hazardous traffic conditions from vehicles entering or leaving the site;
- C. The fill operation will be carried out in a manner that will not be detrimental to nearby persons or property by reason of excessive production of traffic, noise, dust, fumes, or odor;
- D. The fill material is not hazardous, toxic, or otherwise a threat to public health, safety, and general welfare, and complies with the type of fill permitted by Hobart Municipal Code; and
- E. The restored elevation of the land will be compatible with elevations on adjacent properties.

THEREFORE, based upon the above-referenced conditions and findings, the City of Hobart Plan Commission voted five (5) in favor and three (3) opposed to grant the requested Application for Fill Permit.

Action taken the 5th day of February, 2026. Findings of Fact approved this _____ day of March, 2026.

CITY OF HOBART PLAN COMMISSION

By: _____
Maria Gulka, President

By: _____
, Secretary