

**CITY OF HOBART PLAN COMMISSION
MINUTES OF MARCH 2, 2023**

In lieu of Maria Galka's absence, David Vinzant chaired and called the meeting to order at 7:00 p.m. with the recitation of the Pledge of Allegiance. Members in attendance: Stuart Allen, Lloyd Emig, Michael Chhutani, Rich Lain, Jason Spain, David Vinzant, Matt SeDoris and Phil Gralik, City Engineer. Member absent: Maria Galka. Also in attendance: Ross Pietrzak, City Planner; Heather McCarthy, City Attorney; Connor Miller, Zoning Administrator; Joy Respecke, Recording Secretary and via Zoom Alex Olesker, City Deputy Engineer.

Approval of Minutes: Mr. Lain motioned to approve the minutes of February 2, 2023 as presented, seconded by Mr. Emig. All ayes, motion carried. (8-0)

Communications/Acceptance of Agenda: Mr. Pietrzak noted Petitions 22-38, 23-04 and 23-06 were withdrawn by the petitioners. Mr. Allen motioned to approve the agenda as presented, seconded by Mr. Emig. All ayes, motion carried. (8-0)

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 X Denied Deferred Vote 8-0

Present via Zoom was Marsha Horning, Jeffery Scott Architects. Ms. Horning mentioned all the issues have been addressed other than the area to the right of the entrance in using the natural flow on the site, the grading is at a 5% slope and gradually slopes down to the north. She stated if the 5% was a concern, they could raise the slope to the north and install a pipe. The Commission did not feel this was a concern. Mr. Gralik noted on the overflow manhole detail, the diameter of the hole and all the drainage calculations was 2.25" but is written on the plan as 2.5". He stated they need to match at 2.25". Mr. Pietrzak stated if the site plan is granted, it would be contingent on correcting the restrictor plate detail and to return the drainage easement to the City after it has been recorded. Mr. Emig motioned to Grant Site Plan Approval for Petition 22-08 contingent on the restrictor plate be revised from 2.5" to 2.25" and to provide the City with the recorded drainage easement including all discussion, seconded by Mr. Allen. All ayes, motion carried. (8-0)

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 8-0

Present was Matt Adas, Arc Design Resources, Inc. and stated they received State approval for the septic system design. Mr. Pietrzak reviewed the recommendations provided by the Engineering Department. They are as follows: the stormwater pipe under the parking lot should be a reinforced concrete pipe; to replace the flat casting with a dome beehive lid for the inlet in the grass area; replace the dome beehive lid in the parking lot with a flat casting lid; a forebay is shown in the detention pond that has been since removed and will need to be removed from the revised plans; provide a minimum 0.25% slope for the pond outlet; to remove the catch basin Type E and flat grade casting Type E from the plans; to remove the Stormwater Calculation Appendices C through F and provide all the stormwater calculations. Mr. Adas was in agreement with the revisions. Mr. Adas noted after meeting with the neighbor to the south, he agreed to construct parapet walls to help minimize noise issues and to provide additional landscaping along the southern property line. Mr. Emig motioned to Grant Site Plan Approval for Petition 22-30 contingent on replacing HDPE pipe with reinforced concrete pipe under the parking lot, Inlet D07 will be replaced with EJ6489N casting, Inlet D06 will replace EJ6489N with the flat casting lid, a minimum of a 0.25% slope for the outlet pond drain; remove the forebay and the flat grade casting Type E from the plans and the Engineering Department approve final drainage calculations including all discussion, seconded by Mr. Allen. All ayes, motion carried. (8-0)

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

Withdrawn Unfavorable Rec Deferred Vote

Withdrawn at acceptance of agenda.

4. **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 8-0

Petitioner was not present. It was noted that revised plans have not been submitted. Mr. Allen motioned to Table Petition 23-05 including all discussion, seconded by Mr. Chhutani. All ayes, motion carried. (8-0)

5. **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 X Vote 8-0

Mr. Allen motioned to Table Petition 23-05A including all discussion, seconded by Mr. Chhutani. All ayes, motion carried. (8-0)

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: *Withdrawn by Petitioner:* Liechty Estates

Purpose: Proposed 2-lot subdivision

Withdrawn X Denied ___ Deferred ___ Vote ___

Withdrawn at acceptance of agenda.

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 X Unfavorable Rec ___ Deferred ___ Vote 7-0

Mr. Allen recused himself. Mr. Pietrzak mentioned the City Council held the public hearing and there were no comments or remonstrators, however, they requested a recommendation from the Commission. Mr. Chhutani motioned for a Favorable Recommendation to the Council for Petition 23-04A to allow the utility easement in the vacated alley including all discussion, seconded by Mr. Emig. All ayes, motion carried. (7-0)

New Business:

8. **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: Grothoff Subdivision

Purpose: Proposed 1-lot subdivision

Final Plat Approval ___ Denied ___ Deferred X Vote 8-0

Petitioner was not present. Mr. Allen motioned to Table Petition 23-03 including all discussion, seconded by Mr. Chhutani. All ayes, motion carried. (8-0)

9. 23-06 SPC Holdings, LLC/Ted Polesiak (Petitioner/Agent) for property located 0.15 mile south from US 30 & Wilkerson Creek Dr. zoned PUD, 6.5 acres

Request: Withdrawn by Petitioner: Rezone from PUD to M-1

Purpose: Proposed general offices & warehouse storage for tools & equipment

Withdrawn Denied Deferred Vote

Withdrawn at acceptance of agenda.

10. 23-07 St. Mary Medical Center, LLC (Petitioner/Agent) 1500 So. Lake Park Ave. located 300' from the NW corner of Ash St. & 61st Ave., zoned PUD, 3.50 acres

Request: Public Hearing: Amendment to PUD

Purpose: Proposed renovation to outpatient rehabilitation facility

Favorable Rec Unfavorable Rec Deferred Vote 7-0

Mr. Allen recused himself. Present were Jeff Strickley, St. Mary's Construction Manager; Jerry Granato, JMA Architects and Chris Slykas, WT Group, LLC. Mr. Granato mentioned the proposed expansion will consist of an addition to the existing outpatient rehabilitation facility, 93 parking spaces, a playground area, 2 detention ponds, a fenced mechanical yard on the west side of the building, a 5' wide concrete walk will surround the perimeter of the facility and mechanical yard to serve as a patient use walking track and the dumpster enclosure will be constructed with "Trex" composite plank material in lieu of masonry. Mr. Pietrzak, on behalf of Engineering, noted to increase the commercial drive radius from 15' to a minimum of 20' and to extend the sidewalk along Ash Street from the northern property line to the southern property line. He also inquired as to the use of the facility and if the curbed entrance in the east parking lot will be sloped to meet ADA Standards. He was instructed it will be an outpatient rehabilitation facility and that the curbed entrance will meet ADA Standards. Mr. Emig motioned for a Favorable Recommendation to the Common Council for Petition 23-07 with the revised plan including all discussion and Findings of Fact, seconded by Mr. Lain. All ayes, motion carried. (7-0)

11. 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: Public Hearing: Colvin Addition to the City of Hobart


Purpose: Proposed 2-lot subdivision

Preliminary Plat Approval Denied Deferred Vote 8-0

Present representing Mr. Micic was Rich Piazza, Krull/Abonmarche. Mr. Piazza proposed to consolidate two parcels into a 2-lot subdivision. Currently, there is a garage located on a parcel separate from the principal structure and, by moving the property line, will incorporate all the structures on one lot and bring the parcels into compliance with today's Standards. He stated that State Place ends at the southern property line of the northern parcel but his client indicated they will extend their half of the right of way along the northern lot should it be requested by the City. Mr. Vinzant opened the public hearing for Petition 23-08. *Paul Rabluski, 4610 E 73rd Ave.; George Cordina, 7100 State Pl. were against the subdivision due to existing drainage issues. Carol Paska, 7142 State Pl. was not in favor of the subdivision due to existing drainage issues and not in favor of extending the dead end street. Ray Ballard, 7135 State Pl. has lived in his house for 55 years, presented photos of standing water and was also against extending the street.* Hearing no further public comments, Mr. Vinzant closed the public hearing. Mr. Piazza reiterated by stating the petition is only to relocate property lines and no improvements are being added. He was also unsure if the City was in favor of moving forward with the extension of State Place. Discussed was a 25' drainage/utility easement around the perimeter of the proposed 2 lots, a t-turnaround at the dead end of State Place and to extend the right of way 70' with a no access easement along the north 25'. Mr. Gralik mentioned after meeting with the Merrillville Conservancy District (MCD) they are planning to bid the sanitary sewer project for 73rd Avenue this summer. He was unsure whether it will extend north on State Place, but stated the resident's will have access to and be required to connect to the sanitary sewer line. Mr. Emig motioned to Table Petition 23-08 including all discussion, seconded by Mr. Chhutani. All ayes, motion carried. (8-0)

Consultation/Discussion: Rules of Practice and Procedure: Mr. Pietrzak stated in past discussions it was felt that developers need to be more involved early on in order to move projects along more efficiently. He felt in order for this to happen, he is proposing to edit language in the Rules of Practice and Procedure and requested input from the Commission. They are as follows: Article IV: Agenda, (2) As soon as the case received a docket number, it shall be placed upon the agenda of the Commission. (Revision) *As soon as Site Review Committee has determined the item is complete and thorough, it shall be placed on the agenda.* Article III: Petitions & Reviews (7) Site Plan Review, *language is missing. He proposes to provide and include the process which will lead to changes to the Zoning Ordinance.* He asked if the Commission felt other changes should be addressed to let him know.

There being no further comments or discussion, Mr. Allen motioned to adjourn, seconded by Mr. Gralik. All ayes, motion carried. (8-0) Meeting adjourned at 8:20 p.m.



 David Vinzant, Vice-President



 Jason Spain, Secretary