

**MINUTES OF THE REGULAR MEETING
COMMON COUNCIL OF THE CITY OF HOBART
LAKE COUNTY, INDIANA
April 21, 2021**

Call to Order: Council President Pro Tem Claussen called the meeting to order at 6:00 p.m. followed by the Pledge of Allegiance, and moment of silence. The meeting was held with the building open to the public and a call-in number for remote public participation.

Roll Call: The following members were present: Mr. Kopil, Mr. Huddlestun, Mr. Maggio, Mr. Wells, Mr. Claussen and Mr. Waldrop. Absent: Mr. Vinzant and Mayor Snedecor. Also present: City Attorney McCarthy and Clerk-Treasurer Longer.

Reading of the Minutes: Motion by Mr. Kopil, seconded by Mr. Waldrop, to approve the minutes of the regular meeting of April 7, 2021 as presented. All aye, motion carried. (6-0)

Correspondence: A letter from Friends of Robinson Lake was distributed, thanking the City for the support of the purchase of the former St. Sava property by the Lake County Parks to keep it a natural habitat, connecting it to the Oak Savannah Trail and areas in the Hobart Nature District.

Committee Reports: There were no committee reports.

Approval of Agenda: Mr. Claussen requested the addition of Consideration of a Use Variance at the SE corner of Wisconsin Street & 61st Avenue for a temporary laydown and construction trailer site, forwarded from the BZA. Motion by Mr. Maggio, seconded by Mr. Kopil, to approve the agenda with the additions as noted. All aye, motion carried. (6-0)

Unfinished Business:

Tabled: Request for Use Variance: to permit a proposed climate-controlled storage facility and outdoor storage for RV's & boats at 7305 Grand Blvd. located 1,300' north from the Northeast corner of Grand Blvd. & 73rd Ave. Sec. 154.133, zoned B-1, 2acres: Alka Properties/Mitre Kutanovski: City Planner Ross Pietrzak stated that the petitioner is currently working on revisions to his site plan that will be reviewed in May at the Plan Commission. This item remains on the table pending Plan Commission action on the site plan.

Tabled: Ordinance 2021-04 (2nd Reading): An Ordinance Amending the Municipal Code concerning Contractor Licensing: Building Official Jeremy Ogden, requested no action be taken as staff is working on revisions to this Ordinance. This item remains on the table.

Ordinance 2021-06: (2nd Reading): An Ordinance providing that the Zoning Ordinance be amended by changing an Established R-2 Zone to B-2 Zone Classification: re 208 S. Linda St. (American Legion), 1 acre +/-; Michael Stanczak: The second reading of the Ordinance was held. Motion by Mr. Huddlestun, seconded by Mr. Maggio, to adopt Ordinance 2021-06 as presented. Roll Call Vote taken. All aye, motion carried. (6-0)

Ordinance 2021-07: (2nd Reading): An Ordinance providing that the Zoning Ordinance be amended by changing an Established PUD Zone to a B-3 Zone Classification: re: 8203 Utah St., 1 acre; Bud Scheffer: The second reading of the Ordinance was held. Motion by Mr. Kopil, seconded by Mr. Maggio, to adopt Ordinance 2021-07 as presented. Roll Call Vote taken. All aye, motion carried. (6-0)

Tabled: Petition for a Use Variance: to perform machining & painting parts for printing machinery built on site at 8203 Utah St., approx.. 500' south from the SE corner of Utah St. & US Hwy 30, zoned PUD, 1 acre: Bud Scheffer: Motion by Mr. Huddlestun, seconded by Mr. Maggio, to remove this item from the table. All aye, motion carried. (6-0)

Mrs. Longer stated the BZA forwarded a Favorable Recommendation for this Use Variance contingent upon the rezone approval from PUD to B-3 that was adopted under Ordinance 2021-07 earlier this evening. Motion by Mr. Huddlestun, seconded by Mr. Maggio, to approve the Use Variance as presented. All aye, motion carried. (6-0)

Public Hearing and Resolution 2021-03: A Resolution Confirming Resolution 2021-02 Designating a Certain Area within the City as an Economic Revitalization Area for purposes of Real Property Tax Abatement re: 7190 Grand Blvd. (Grand Truck Storage Depot): Cameron Bernard: The Affidavit was submitted by the Petitioner. The Public Hearing was opened and closed with no comments being offered. The Resolution was read. Motion by Mr. Maggio, seconded by Mr. Huddlestun, to approve Resolution 2021-03 as presented. Mr. Kopil asked for an update from the City Planner as to the site plan and compliance issues. City Planner Ross Pietrzak stated the site plan will go to the Plan Commission in May and the owner will not be working on the site until the site plan is approved. The landscaping and green space areas will be done last. Mr. Maggio called for a vote on the motion. Roll Call vote taken. 5 Ayes: Huddlestun, Maggio, Wells, Waldrop, Claussen / 1 Nay: Kopil Motion carried. (5-1)

New Business:

Compliance with Statement of Benefits:

ITR America, LLC: 6301 Northwind Parkway: Real Property AND Personal Property

ITR America, LLC: 6411 Northwind Parkway: Real Property AND Personal Property

Hickman's Service / Dwayne Hickman: 102 S. Hobart Rd.

Motion by Mr. Maggio, seconded by Mr. Kopil, to approve the Compliance with Statement of Benefits for ITR America, LLC, 6301 Northwind Parkway (Real and Personal Property); ITR America, LLC, 6411 Northwind Parkway (Real and Personal Property); and Hickman's Service, 102 S. Hobart Rd., as presented. All aye, motion carried. (6-0)

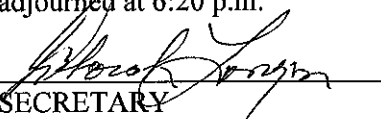
Ordinance 2021-08: An Ordinance Transferring Appropriations within the 2021 Budget of the MVH Fund and the Public Safety Fund: The Ordinance was read. Motion by Mr. Huddlestun, seconded by Mr. Maggio, to pass Ordinance 2021-08 on first reading. Roll Call Vote taken. All aye, motion carried. (6-0)

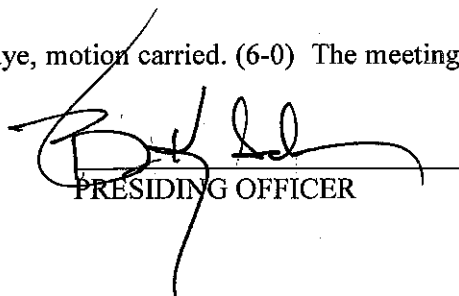
Ordinance 2021-09: An Ordinance providing that the Zoning Ordinance be amended by changing an established B-3, R-2, and PBP Zone to a PUD Zone Classification: re: 5441 E. Lincoln Hwy, 44.19 acres: James Dragon: The Ordinance was read. Mrs. Longer stated the Plan Commission forwarded a favorable recommendation to the Council with no conditions. Motion by Mr. Kopil, seconded by Mr. Maggio, to pass Ordinance 2021-09 on first reading. Roll Call Vote taken. All aye, motion carried. (6-0)

Request for Use Variance: to allow a Temporary Laydown Yard and Construction Trailer Site located on the SE corner of Wisconsin Street and 61st Avenue, zoned R-1, 2.72 acres: NPL Construction Co., Josh Elmer: Mrs. Longer noted the BZA forwarded a Favorable Recommendation to the Council with the condition that it was approved for only one year. Motion by Mr. Maggio, seconded by Mr. Wells, to approve the Use Variance for one year as presented and recommended by the BZA. All aye, motion carried. (6-0)

Announcements: Mr. Claussen asked if anyone wished to address the Council and there was no response.

Adjournment: Motion by Mr. Wells to adjourn the meeting. All aye, motion carried. (6-0) The meeting adjourned at 6:20 p.m.


SECRETARY


PRESIDING OFFICER