

**CITY OF HOBART PLAN COMMISSION  
MINUTES OF AUGUST 4, 2022**

Dave Vinzant called the meeting to order at 7:15 p.m. with the recitation of the Pledge of Allegiance. Members in attendance: Stuart Allen, Lloyd Emig, Rich Lain, Dave Vinzant, Craig Brooks and Phil Gralik, City Engineer. Members absent: Maria Galka, Jason Spain and Michael Chhutani. Also in attendance: Ross Pietrzak, City Planner and Joy Respecke, Recording Secretary. In the absence of the President and Secretary, Mr. Allen motioned for Mr. Vinzant to serve as President and Mr. Lain to serve as Secretary, seconded by Mr. Gralik. All ayes, motion carried. (6-0)

Approval of Minutes: Mr. Allen motioned to approve the July 7, 2022 minutes as presented, seconded by Mr. Lain. All ayes, motion carried. (6-0)

Communications/Acceptance of Agenda: Mr. Pietrzak requested to table Petitions 22-08, 22-19 & 22-19A and to include under discussion the main lift station. Mr. Allen motioned to approve the agenda as amended, seconded by Mr. Brooks. All ayes, motion carried. (6-0)

**Business of the Day**

1.     **22-08**           Haresh Patel (Petitioner/Owner) 4716 W. 61<sup>st</sup> Ave. located NW of the 61<sup>st</sup> 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 X Vote \_\_\_

Tabled at acceptance of agenda.

2.     **22-19**           Cornerstone Partners V LLC (Petitioner/Agent) for property located 300' west & parallel to Ash Street, bounded between 12<sup>th</sup> & 13<sup>th</sup> Streets, zoned R-2, 0.412 acre

**Request:**     **Tabled:** Vacate

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

Favorable Rec. \_\_\_ Unfavorable Rec. \_\_\_ Deferred X Vote \_\_\_

Tabled at acceptance of agenda.

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

**Request:** Final Plat: Ash Commons

**Purpose:** Proposed 22-lot subdivision

Approved \_\_\_ Denied \_\_\_ Deferred X Vote \_\_\_

Tabled at acceptance of agenda.

4 22-24 Joseph & Barbara Sandilla (Petitioners/Owners) located 150' west of the SW corner of Lake Park Ave. & 8<sup>th</sup> St., zoned R-2, 2.5 acres +/-

**Request:** Replat of Lots 1 & 2 of Sandilla Manor

**Purpose:** Proposed 2 lot subdivision

Final Plat Approval X Denied \_\_\_ Deferred \_\_\_ Vote 6-0

Ms. Sandilla was present. Mr. Pietrzak noted the mylars were updated to include the requested 90' easement along the western property line. Also added was a signature line for Mr. Sandilla's brother, Gus, as he is a part owner of the property through a Transfer on Death Deed. Mr. Allen motioned to Approve Petition 22-24 including all discussion and Findings & Decision, seconded by Mr. Lain. All ayes, motion carried. (6-0)

5. 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 X Vote 6-0

Mark Hovanec and Randy Goldschmidt were present. Mr. Pietrzak mentioned he just received a revised site plan addressing comments Staff provided to their engineer yesterday but did not have adequate time to review it. He noted they have been making progress in providing an acceptable site plan. Mr. Allen mentioned the BZA granted a 30-day extension for their conditional use during their previous meeting. Mr. Gralik also commended the progress they have made over the past month, but still have more to accomplish, in part to the new more complex State SWWWP Form. Mr. Allen motioned to Table Petition 22-26 including all discussion, seconded by Mr. Gralik. All ayes, motion carried. (6-0)

6. **22-29** First United Pentecostal Church of Hobart, Inc./Richard Anderson  
*Comp. BZA 22-10* (Petitioner/Agent) 3823 E. Lincoln Highway located on the SW corner of  
 Lincoln Hwy. & Utah St., Sec. 154.173, zoned B-3, 3.629 acres

**Request:** Referral for Determination: Conditional Use

**Purpose:** Proposed church

Favorable Rec. X Unfavorable Rec. \_\_\_\_ Deferred \_\_\_\_ Vote 6-0

Speaking on behalf of Reverend & Mrs. Barley was Attorney Richard Anderson, 9211 Broadway, Merrillville. Mr. Anderson stated the church originally owned property to construct a proposed new church but sold it to Albanese to allow for their expansion. Mr. Anderson noted at the previous BZA meeting they received approval contingent on dedicating the 40' frontage road that runs along the front of the property and a favorable recommendation from the Plan Commission. Mr. Pietrzak mentioned there were no conflicts with the commercial establishments surrounding them. Mr. Gralik requested to add landscaping to soften the corridor along US 30. Mr. Allen also suggested they fix the appearance of the façade. Mr. Allen motioned to send a Favorable Recommendation to the BZA for Petition 22-29 including all discussion and Findings of Fact, seconded by Mr. Brooks. All ayes, motion carried. (6-0)

7. **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:** Public Hearing: Site Plan Review

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

Granted \_\_\_\_ Denied \_\_\_\_ Deferred X Vote 6-0

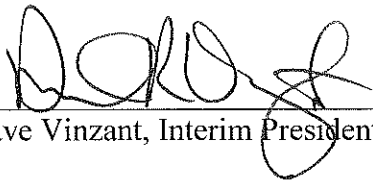
Present was Matt Adas, ARC Design, representing DG Partners for a proposed 10,640 sq. ft. stand-alone Dollar General. He stated he received approval for 2 variances from the BZA for a reduction from 46 to 35 parking spaces and the separation from 15' to 6' between the building and parking spaces on the north façade only. They are proposing to install public sidewalks along County Line Road and curbs around the entire parking lot. Mr. Adas stated they are currently exploring their options for sanitary sewers and have been in contact with Portage Sanitation to connect into their sewer line or the Lake County Board of Health for septic. It was requested for the south end of the sidewalk to turn to the east aligning with entrance of the trailer park allowing for the residents to cross. Mr. Vinzant opened the public hearing for Petition 22-30. *Michael Gajdik, 700 N. County Line Rd. stated he spoke with Mr. Adas prior to the meeting about issues of lighting and trash blowing into his yard. He stated Mr. Adas informed him the lighting will shine down on the parking lot and a 6' fence will be constructed across the southern property line to stop debris from blowing onto his property. He is also concerned with young people congregating in the parking lot when the store is closed. He stated something needs to be done about the speeding vehicles driving down County Line. Erin Robles, 670 N. County Line Rd. mentioned after the property was cleared, the amount of noise has increased and felt the proposed store will affect the wildlife in the area. She noted there are already three Dollar General stores within a 2 ½ mile radius of her house and do not need any more.* Hearing no further public comments Mr. Vinzant closed the public hearing. It was agreed that a 6' privacy fence should extend the entire length of the southern property line and to be included on the site plan. Also discussed was

the 30' drainage/utility & ingress/egress easement along the northern side of the property. It was felt that when the original subdivision was created that it would serve as an access to the two lots but no longer serves the purpose. Mr. Allen motion to Table Petition 22-30 including all discussion, seconded by Mr. Lain. All ayes, motion carried. (6-0)

Consultation/Discussion: Lift Station: Mr. Gralik stated a couple years ago the City began a Supervisory Control and Data Acquisition System Project which computerizes sensors at the lift station providing additional data through the cell phones. He requested approval to relocate the truss tower located behind the PCC Building to the main lift station parking lot to provide better signal coverage. They propose to come before the Commission at a later date for site plan review but for now requesting a consensus for the location of the tower in order to pour a 14'x14' foundation and allow to set approximately 28 days before the tower can be set. The consensus was to approve.

Mr. Vinzant mentioned 2 storage facilities are experiencing catalytic converters being stolen from RVs. One of the facilities is requesting to be able to install barbed wire on their fence. He stated he is proposing to change the city code to allow barbed wire on top of fences at storage facilities. Mr. Allen disagreed with stating they should install security cameras. He felt barbed wire will not prevent thieves since they will still gain access by cutting the fences.

There being no further comments or discussion Mr. Lain motioned to adjourn, seconded by Mr. Gralik. All ayes, motion carried. (6-0) Meeting adjourned at 8:10 p.m.



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Dave Vinzant, Interim President



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Rich Lain, Interim Secretary