

CITY OF HOBART BOARD OF ZONING APPEALS
MINUTES OF AUGUST 4, 2022

Stuart Allen called the meeting to order at 6:00 p.m. with the recitation of the Pledge of Allegiance followed by a moment of silence. Members in attendance: Stuart Allen, John Brezik, Ron Jackson and Scott Gregory. Member absent: Jason Spain. Also in attendance: Phil Gralik, City Engineer; Ross Pietrzak, City Planner and Joy Respecke, Recording Secretary.

Approval of Minutes: Mr. Brezik motioned to approve the minutes of July 7, 2022 as presented, seconded by Mr. Gregory. All ayes, motion carried. (4-0)

Communications/Acceptance of Agenda: Mr. Jackson motioned to approve the agenda as presented, seconded by Mr. Brezik. All ayes, motion carried. (4-0)

New Business

- 1. **22-09** Millie Hovanec/Mark Hovanec (Petitioners/Owners) at 337 N. Liverpool Rd.
Comp. PC 22-28 located 0.36 miles south from the SE corner of Liverpool & Old Ridge Rd., Sec 154.214(D), zoned M-1, 18.5 acres

Request: Conditional Use

Purpose: Extension of approval

30 day extension Denied Deferred Vote 4-0

Mr. Hovanec and Mr. Goldschmidt were present. Mr. Pietrzak mentioned that Staff reviewed a revised site plan and provided their comments to the engineering firm. Revisions were received today from their engineer but Staff did not have adequate time to review them. He felt they are making significant progress and recommended a 30-day extension for the conditional use. Mr. Brezik motioned to Grant a 30-day extension for Petition 22-09 including all discussion, seconded by Mr. Jackson. All ayes, motion carried. (4-0)

- 2. **22-10** First United Pentecostal Church of Hobart, Inc./Richard Anderson
Comp. PC 22-29 (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: Public Hearing: Conditional Use

Purpose: Proposed church

Approved Denied Deferred Vote 4-0

Representing the First United Pentecostal Church of Hobart was Attorney Richard Anderson. Also in attendance were Reverend & Mrs. Jonathan Barley. They are currently located on the SE corner of 10th & Wisconsin Streets but proposing to relocate to 3823 E. Lincoln Highway. They propose to remodel the interior and provide landscaping outside. Mr. Allen opened and closed the public hearing for Petition 22-10 without public comments. Mr. Anderson stated the east/west frontage should provide relief from traffic turning west across Lincoln Highway. Mr. Pietrzak requested the 40' right of way frontage road be dedicated. Mr. Brezik motioned to Approve Petition 22-10 contingent on the 40' right of way frontage road dedication and a favorable recommendation from the Plan Commission including all discussion and Findings of Fact, seconded by Mr. Gregory. All ayes, motion carried. (4-0)

3. **22-11** Ryan Swanson (Petitioner/Agent) for property located approx. 330' south from the SW corner of County Line Rd. & Ridge Rd., Sec. 154.359(B)(9), zoned B-3, 1.72 acres
- Request:** Public Hearing: Developmental Standards Variance
- Purpose:** To reduce the required 46 parking spaces to 35 spaces for a proposed Dollar General
- Approved Denied Deferred Vote 4-0

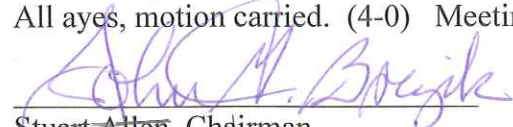
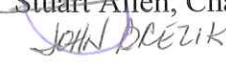
Petition heard with Petition 22-12. Mr. Gregory motioned to Approve Petition 22-11 contingent on site plan approval including all discussion and Findings of Fact, seconded by Mr. Jackson. All ayes, motion carried. (4-0)

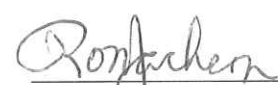
4. **22-12** Ryan Swanson (Petitioner/Agent) for property located approx. 330' south from the SW corner of County Line Rd. & Ridge Rd., Sec. 154.357(B)(2), zoned B-3, 1.72 acres
- Request:** Public Hearing: Developmental Standards Variance
- Purpose:** To encroach 11.5' into the 15' minimum distance between parking spaces and Structure for a proposed Dollar General
- Approved Denied Deferred Vote 4-0

Present was Matt Adas, ARC Design Resources, Inc. He proposed the construction of a 10,640 sq. ft. stand-alone Dollar General and requested to reduce the number of parking spaces from 46 to 35 spaces. Typically, the developments provide 30 to 35 parking spaces. He mentioned they revised their proposal to encroach 9' rather than the previously requested 11.5' into the minimum 15' distance between the side of the building and parking spaces. Mr. Allen opened and closed the public hearing for Petitions 22-11 & 22-12 without public comments. Mr. Gregory motioned to Approve Petition 22-12 for the revision of 9' encroachment in the minimum 15' between the building and parking spaces contingent on site plan approval including all discussion and Findings of Fact, seconded by Mr. Brezik. All ayes, motion carried. (4-0)

Consultation/Discussion: None

There being no further discussion or comments, Mr. Gregory motioned to adjourn, seconded by Mr. Jackson. All ayes, motion carried. (4-0) Meeting adjourned at 6:15 p.m.


Stuart Allen, Chairman



Ron Jackson, Secretary