

**CITY OF HOBART BOARD OF ZONING APPEALS
MINUTES OF AUGUST 5, 2021**

Stuart Allen called the meeting to order at 6:05 p.m. with the recitation of the Pledge of Allegiance. Members in attendance: Jason Spain, Stuart Allen and John Brezik. Members absent: Scott Gregory and Ron Jackson. Also in attendance: Ross Pietrzak, City Planner and Joy Respecke, Recording Secretary. Also absent: Phil Gralik, City Engineer.

Approval of Minutes: Mr. Brezik motioned to approve the minutes of July 1, 2021 as presented, seconded by Mr. Spain. All ayes, motion carried. (3-0)

Communications/Acceptance of Agenda: Mr. Pietrzak requested to add Petition 20-07 at the end of new business. Mr. Brezik motioned to approve the agenda as amended, seconded by Mr. Spain. All ayes, motion carried. (3-0) Mr. Gralik arrived at 6:07 p.m.

New Business

- 1. **21-23** Allen Bartley (Petitioner/Agent) 8201 Grand Blvd. located 600' south from the SE corner of Grand Blvd. & US 30, Sec. 154.172, zoned B-3, 2.14 acres

Request: Public Hearing: Use Variance

Purpose: To allow the proposed manufacturing of cosmetics & toiletries

Favorable Rec. X Unfavorable Rec. Deferred Vote 3-0

Present was Allen Bartley. He mentioned that he represents a European company from Italy that markets organic makeup and toiletries and is proposing a packaging facility in a B-3 zone. Mr. Allen opened the public hearing for Petition 21-23. Randy Vanek, 6700 E. 83rd Ave., 219-746-8511 inquired if they propose any exterior renovations and mentioned that since the vac-truck business started operating they have had drainage issues but was happy to see the vacant building was occupied. Hearing no further comments from the public Mr. Allen closed the public hearing. Mr. Bartley stated they propose to package and ship out the products. There will be minimal noise from the facility. The proposed facility will contain a dry storage area in the rear of the building, the packaging area in the middle and offices in the front. At this particular time, hours of operation do not include 24 hours but depending on the demand, it may change. Truck traffic includes UPS and FedEx picking up the boxed products. Mr. Pietrzak mentioned the use will be held to Performance Standards in an M-1 zoning district such as odor, vibrations, noise, etc. He also noted there are no proposed exterior modifications to the site, only interior. Should they decide to modify the exterior, they will need site plan approval. Mr. Brezik motioned for a Favorable Recommendation to the Common Council for Petition 21-23 including all discussion and Findings of Fact, seconded by Mr. Spain. All ayes, motion carried. (3-0)

- 2. **21-24** Ben Steiner (Petitioner/Agent) 8919 Broadway for property at 412 Lake Shore Drive located approx. 0.2 miles east from the NE corner of Lake Shore Dr. & Wisconsin St., Sec. 154.052(A), zoned R-2, 0.23 acre

Request: Public Hearing: Developmental Standards Variance

Purpose: To encroach 4' into required side yard for a proposed 2nd floor addition

Approved X Denied Deferred Vote 3-0

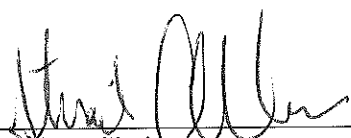
Present was Ben Steiner who proposed to remove the majority of the roof to add a second story to the existing home. The footprint will not be enlarged. Mr. Allen opened the public hearing for Petition 21-24. Brad Joseph, 219-484-8346, homeowner and was in favor of the proposed addition. Hearing no further public comments Mr. Allen closed the public hearing. Mr. Pietrzak explained the purposed variance is due to the existing encroachment into the eastern side yard. There will be no impact to the property to the east since it is a city easement. Mr. Spain motioned to Approve Petition 21-24 including all discussion and Findings of Fact, seconded by Mr. Brezik. All ayes, motion carried. (3-0)

- 3. **20-07** Mark Hovanec (Petitioner/Agent) 337 N. Liverpool Rd. located approx. 1,600' south from the SE corner of Liverpool Road & Old Ridge Road, Sec. 154.214 (D), zoned M-1, 19 acres +/-

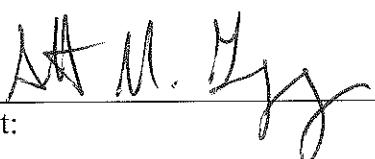
Mr. Pietrzak explained the Conditional Use will expire tomorrow and was approved contingent on an approved site plan in which the Plan Commission and Mr. Hovanec have been working to approve. Mr. Hovanec is out of town and cannot be reach but requested his site plan be tabled until September. It is up to the Board's discretion to continue or allow the use to expire. Mr. Pietrzak recommended to give Mr. Hovanec an additional two (2) months so he can present his site plan at the Plan Commission's September meeting, they can give their feedback and at the BZA's October meeting the Board can make their determination on the progress of the site plan. Mr. Allen noted that the engineer hired by Mr. Hovanec had retired and has another engineer working on the project. Mr. Brezik motioned to extend the Conditional Use for Petition 2020-07 for 2 months, including all discussion, seconded by Mr. Spain. All ayes, motion carried. (3-6)

Staff Consultation/Discussion: *BZA Resolution 2021-01; Electronic attendance policy*
Mr. Pietrzak mentioned the proposed resolution will allow the board members to participate electrically after the Emergency Order is over. Mr. Brezik motioned to Approve Resolution 2021-01, seconded by Mr. Spain. All ayes, motion carried. (3-0)

Hearing no further comments or discussion Mr. Spain motioned to adjourn, seconded by Mr. Brezik. All ayes, motion carried. (3-0) Meeting adjourned at 6:25 p.m.



Stuart Allen, Chairman



Attest: