

CITY OF HOBART PLAN COMMISSION
MINUTES OF AUGUST 5, 2021

Dave Vinzant 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, Jason Spain, Dave Vinzant, Craig Brooks and Phil Gralik, City Engineer. Members absent: Maria Galka and Rich Lain. Also present: Ross Pietrzak, City Planner and Joy Respecke, Recording Secretary.

Approval of Minutes: Mr. Allen motioned to approve the minutes of July 1, 2021 as presented, seconded by Mr. Emig. All ayes, motion carried. (7-0)

Communications/Acceptance of Agenda: Mr. Pietrzak requested to Table Petition 20-03, to add Robinson Lake Parking Lot under discussion and to move Petition 21-32 before Petitions 21-29 & 21-29A. Mr. Chhutani motioned to approve the agenda as amended, seconded by Mr. Brooks. All ayes, motion carried. (7-0)

Business of the Day

- 1. **20-03** Mark Hovanec (Petitioner/Owner) 327/337 Liverpool Road located approx. 1/3 mile south from the SE corner of Liverpool & Old Ridge Roads, zoned M-1, 18.72 acres

Request: Tabled: Site Plan Review

Purpose: Existing concrete recycling operations

 Granted _____ Denied _____ Deferred X Vote _____

Tabled at acceptance of agenda.

- 2. **21-15** Cameron Bernard (Petitioner/Owner) 7190 Grand Blvd. located north & west of Grand Blvd. & Ainsworth Rd., zoned R-3, 2.5 acres

Request: Tabled: Site Plan Review

Purpose: For 4 additional proposed storage buildings & 200 sq. ft. of additional pavement for parking

 Granted X Denied _____ Deferred _____ Vote 7-0

Present were Cameron Bernard and Max Rehlander, Abonmarche Engineering. Mr. Rehlander addressed the southern drainage and lighting issues. He stated the 12” concrete drainage pipe in the detention pond will be

removed and the lights on the existing building will temporarily be painted to prevent the light from shining out to the residents to the south. Lighting on the existing building will not be an issue upon completion of the four (4) proposed buildings. Mr. Pietrzak mentioned the revised site plan shows the U Haul truck has been removed, there will be 4 parking stalls behind the temporary office trailer, landscaping is proposed in front of the trailer as requested to create a screen, plans were submitted indicating how the landscaping will work on the south side of the property, grass will be restored where the property is currently paved upon completion of those sections of the project and the dumpster location is indicated. He feels the revised site plan addressed all the Commission's requests. Mr. Gralik suggested to remove the level spreader and install a clay embankment along the south property line to prevent water from migrating through to the south. Mr. Allen motioned to Grant Site Plan Approval for Petition 21-15 contingent on written confirmation from Staff for the removal of the level spreader including all discussion, seconded by Mr. Gralik. (10:11) Mr. Chhutani requested that the graveled area be paved immediately to help with the drainage. All ayes, motion carried. (7-0)

- 3. **21-26** Omar Alburei (Petitioner/Owner) 1165 W. 37th Avenue location on the SE corner of 37th Ave. & Colorado St. zoned B-3, 3.2 acres +/-
- Request:** *Final Plat Approval:* Replat of Brother's Subdivision Lot 1
- Purpose:** Proposed 1-lot subdivision
- Final Plat Denied Deferred Vote 7-0

Neither the petitioner nor his engineer were present. Mr. Allen motioned to Table Petition 21-26 including all discussion, seconded by Mr. Chhutani. All ayes, motion carried. (7-0)

- 4. **21-28B** Wkpt Limited Liability Co./Michael Kors (Petitioner/Owner) located south of the SW corner of Lincoln Highway & Dakota Street, zoned PUD, 2.41 acres
- Request:** *Final Plat Approval:* Southlake Industrial Park
- Purpose:** Proposed 1-lot subdivision
- Final Plat Denied Deferred Vote 6-0

Stuart Allen recused himself. Representing the petitioner was Attorney Richard Anderson. Mr. Pietrzak mentioned at last month's meeting the dedication of 82nd Avenue was discussed. It was later discovered that 82nd Avenue was not incorporated into the subdivision and the legal description did not include the area requested to be dedicated for 82nd Avenue. The dedication cannot be requested as it is outside the boundaries of the subdivision. It will be addressed during the next phase of development. Mr. Chhutani motioned to Grant Final Plat Approval for Petition 21-28B including all discussion and Findings & Decision, seconded by Mr. Gralik. All ayes, motion carried. (6-0)

- 5. **21-32** Richard Arnold (Petitioner/Agent) 3201 E. 83rd Pl. located on the SE corner of 83rd Pl. & Colorado St. zoned M-1, 1.35 acres

Request: Site Plan Review

Purpose: To redesign the loading/unloading area by adding a proposed 2nd entrance off of 83rd Pl.

Granted Denied Deferred Vote 7-0

Present was Richard Arnold, Trade Winds Services Facility Manager. He requested to install an additional one way driveway off 83rd Place on the eastern side of the property in order to provide a safer area for the buses to be able to lower their lifts when dropping off and picking up individuals and also to increase the width of the parking lot 10' on the western property. He mentioned there is 50' drainage easement but the 10' will not encroach into the drainage swale. Mr. Arnold stated depending on the depth of the drainage swale, they propose to install a 15" culvert under the proposed driveway. Mr. Vinzant noted that in the event should there be a need to access the drainage easement, it will supersede the pavement for the parking lot and the City could remove it. Signage will be posted for the one way drive and no additional lighting will be installed. Mr. Chhutani motioned to Grant Site Plan Approval for Petition 21-32 contingent on striping the parking lot, signage for the one way drive and to install the culvert including all discussion, seconded by Mr. Brooks. All ayes, motion carried. (7-0)

6. 21-29 D.R. Horton, Inc.-Midwest (Petitioner/Agent) property located east of Wisconsin St., west of Lake Park Ave. & south of 37th Ave., zoned PUD, 113 acres

Request: Tabled; Public Hearing:

Purpose: Proposed amendment to the PUD

Favorable Rec. Unfavorable Rec. Deferred Vote 6-0

Petition 21-29A was heard with Petition 21-29.

Mr. Allen recused himself. Present were Derrick Hoffman, D.R. Horton & Randy Hall. Mr. Pietrzak mentioned the public hearings were left open last month for both Petitions 21-29 & 21-29A and found the legal description had inadvertently excluded Phase 1 of Cressmoor Estates. The public hearing requirements were redone to now include Phase 1. Mr. Spain read 3 submitted letters:

(1) I have an issue I'd like looked into and discussed for the upcoming Hobart Council meeting on Thursday, August 5, 2021. The Pine Hurst area of the newly developing Cressmoor Estates subdivision is located directly across from my home located at 617 N. Lake Park Ave. The issue is under 8.09 (FENCING) in the proposed amendments. The back yards of the homes along Lake Park Ave. will be one of the first views the community will see upon driving past. As such, I feel that if the fencing could be made of a consistent type, rather than random different types of fencing, it would greatly enhance the appearance of the area. Random fencing could potentially degrade the look of the area in a relatively short period of time if there is not consistency in the type of fencing running adjacent to Lake Park Ave. Further, I would like to make a suggestion of using vinyl fencing of the same color and style.

I have another suggestion about adding trees to the area between the fencing and the side walk. This would also be consistent with nearly Hidden Lake subdivision along Rand Road.

I appreciate your taking this into consideration when you meet for a final decision.

Thank you, Linda Pierce

(2) The purpose of this letter is to offer my comments regarding the Re-Zoning request by D R Horton - Midwest to amend the PUD and replat 197-lot subdivision (Cressmoor Estates). I have resided in Hobart for 36 years at 533 N Wisconsin St. My husband, Tom and purchased the home in 1985, settled in, and raised two children. We have always seen Hobart as our home.

I enjoy living in my local neighborhood, made up of single-family homes, located near the YMCA, and current apartment complexes and two condominiums. From my backyard I have a view of a corner of the old golf course, and most of the time I take daily walks (weather permitting) on 39th place and Washington to enter the Cressmoor Prairie area. These walks have been important to both my physical and mental health well-being. As you may know Wisconsin street does not have contiguous sidewalks on the east side, or on the properties from 39th through 40th street, and sidewalks that lead to the Old Ridge business district (Walgreens) which presents a hazard to walkers of all ages, using the street to walk to destinations that includes downtown businesses. The properties to the east of my home are made up of senior/retires and adult households (not including the apartment buildings which more than likely have small families/children). I am aware that the "golf-course" was given permission by Hobart City Council with the recommendation of the Planning Commission to be developed for housing sixteen years ago, and its development was recently started by Luxor Builders. However, D R Horton wishes to take this project over develop 197 single family homes and 250 townhouses and duplexes, which is proposed to be developed near or on 39th Place. While the number of new homes and multi-family dwellings is not new, some of the lot sizes and use of materials is different than the original plan. The plan for the "new neighborhood" is aggressive and will be completed in two-years. This intensive development and building plan may place additional pressures on the community and infrastructure needs to accommodate this new development. For example, how will streets and traffic flow be upgraded in the surrounding neighborhood? How will quality of life needs be met during construction and afterward?

Housing Density, Traffic and Safety

- I am concerned that the increase of housing density (townhouses and duplexes) along with the existing apartment complexes will increase street traffic on 39th place, and Washington Street, not considering upgrades and safety needs of existing residents or new residential needs, as well as the safety needs of residents who will need to use Wisconsin Street as an alternative. Traffic will worsen, and sidewalk or driveway cuts will certainly impact street usage on 39th place.

Housing Density and Quality of Life

- 250 townhouses/duplexes will be no doubt bring tremendous changes to the existing aesthetics of the area and did not adequately consider the needs of this new residential community along with existing residents. For example, there is only one playground area planned, the walking area common/community space lies closer to the single-family homes, and ropes around the ponds. It is my understanding that the lot size for the townhouses and duplexes will be reduced, further exacerbating housing density. The level of construction of housing seems to place emphasis on housing and not adequately consider the open space needs, or incorporating existing flora and fauna needed to promote good public health for the individuals, couples or families who will occupy the townhouses and duplexes. It is important that densely populated planned areas like Cressmoor Estate residents access to safe walkways to be able to walk downtown to the parks and businesses, and take part in community life.

Construction Noise and Traffic

- No doubt preparation of the site as currently planned calls for the removal of existing trees and growth along with the actual building of the project. While the city of Hobart does have ordinances, they may not be adequate to address the needs of existing residents of the area. For example, the existing ordinance does not identify decibel levels of noise, and only identifies time that noise can

occur (7am-7pm). Additionally, the Building Commissioner can grant a waiver to allow "unreasonably loud or disturbing noise." Retired individuals like myself, or others who are homebound may be negatively impacted by this intense construction project.

No doubt the City of Hobart is placing emphasis on expanding existing residential capacity for several reasons to ensure the healthy growth and stability for the future. I understand that there is forecasting that target new residents who will leave large cities like Chicago, and other areas of Illinois because of lower taxes offered in Indiana etc. While this may be true, most people/families relocate because of an employment opportunity. While the new homes, townhouses, and duplexes are projected to be "affordable," young families have the most challenges with obtaining sustaining reliable good income to support stable housing and other quality of family life needs.

While Hobart officials cannot unmake the initial PUD, they can put in place limits to expansion/density of housing lots (townhouse/duplexes) construction materials used/common space needs and future environments that to enhance quality of life needs of residents so that resources are not severely strained or broken.

In closing, I want to thank the Planning Commission for providing this opportunity for me to submit comments and raise questions about the new development of Cressmoor Estates.

Sincerely,

Theresa DuBois

Theresa DuBois
533 N Wisconsin St
Hobart, In. 46342

(3) To the members of the Plan Commission,

I am writing to you to express my support of the Cressmoor Estate project that the Horton group has proposed to the City.

When my parents first got married in the late 60's they knew that they wanted to start a family. They were looking for a place to raise a family. They chose to live in current-day District 5 of Hobart because they were within walking distance to a grocery store, laundry mat, the old Arman's restaurant and an elementary school. Also, living right off of Route 6 they would have quick access to I-65 making commuting to the steel mill relatively quick for my dad. They raised 3 sons, they became active in the community sports programs, schools, church and even the local F.OE. They made that small starter house on Hobart's west side their home for over 40 years. Then they sold it to another young couple looking for their starter home to raise their family.

When I look at the Cressmoor Estate project, I see housing for the next group of newly married couples to raise a family, just like the Mundell and George Earle area was in the 40's and 50's, or the Ridgeview area in the 60's and 70's, or the Hillman Heights area of the early 90's. This building project may not be the perfect project to some people, but this project is what Hobart needs!

Each one of those previous projects benefitted Hobart. This new project will transform an area that has been an eyesore for over 15 years. I believe this project will be a catalyst in the rebirth of the Route 6 corridor from I-65 to Lake Park Avenue. That is why I am writing to you asking for your approval of the Horton project.

Thank You,

Christopher T. Wells
District 5 Councilman

Sandy O'Brien, 5500 S. Liverpool Rd. requested that the native plantings will continue to be incorporated in the plan as originally approved. She was not opposed to the proposed project. Jesus Garcia, 619 N. Lake Park Ave. 219-688-5739 expressed his concern if the development will be completed or continue to be an

eyesore. He inquired as to why the sidewalk along Lake Park Avenue was removed and replaced with an 8' wide sidewalk and felt it was a waste of money. Mr. Gralik mentioned 5' sidewalks are the minimum and 8' is the minimum for multi-use pathway for bicycles. David Richards, 671 N. Lake Park Ave. was informed the entrance was going to be changed and agreed with Ms. Pierce's comments. John Brezik felt the proposed development is needed on the west side, was good for downtown, was a huge upgrade for the area and will spur better growth, would provide more economic situations and spoke highly of D. R. Horton. Pam Broadaway, 746-6748 asked that the guidelines be followed as originally approved. Hearing no further public comments Mr. Vinzant closed the public hearings for Petitions 21-29 & 21-29A. Mr. Hall responded to public concerns: There is a commitment to install a 10' sidewalk, no connectivity has been changed relating to the prairie nor to the types of plant species, the prairie will extend their path to connect with the subdivision to allow for continued flow to the prairie, no increase in density, the townhome lots will increase due to relocating the garages from the rear to the front, 39th Place will also allow access to the subdivision and the center open space, parks or paths will not change. Mr. Hoffman provided a power point pertaining to the history of D. R. Horton. He stated the site plan of the development is identical to the approved 2016 with the exception of shifting some lot homes to accommodate different products. No changes to the total 448 units or density. The center open area in the middle of the development will be expanded to include the previous walking trails and a play area. The area will be owned and maintained by the HOA. Increased the minimum range square footage to 1,498 and the townhome square footage to 1,300. Concerns discussed at last month's meeting were addressed: rentals are capped, monotony language, landscaping plans were included and the developer will be responsible for planting the individual lots' landscaping. Tax abatement will be relinquished. *Mayor Snedecor feels as long as the developer and city work together, this will be a successful project.* Mr. Brooks felt if the Commission does not act, it could be an opportunity wasted since D. R. Horton is on a short time line. Mr. Pietrzak reviewed the language within the Declarations and provided a list to the Plan Commission for their review. The issues identified & outlined and the consensus of the Commission are as follows:

Location of Issue	Proposed PUD Language	• Staff Comment Recommendation	Plan Commission Consensus
2.15(d)	(d) Notwithstanding anything in this Section 2.15 to the contrary, Declarant may only lease Townhomes within the Development which front on 39th Place (Townhome Lots 189 through 195, both inclusive). The foregoing notwithstanding, Declarant shall be permitted to lease up to 30% of the Homes within the Development only during periods of extreme housing market or economic	There should be measures in place to determine what constitutes "extreme housing market or economic volatility." Additional staff feedback has been that City Council should be approached to approve the increase, rather than granting the Declarant that decision.	Insert language to designate the City Council as the determining body for economic volatility.

	volatility, as determined by Declarant.		
Exhibit A	No language included	Add legal description for Development Area	Add legal description
Exhibit B	No language included	Add legal descriptions for I. through V.	Add descriptions
Exhibit D C.	The setbacks to the front of Homes shall staggered, when allowable, to create variation on straighter, longer thoroughfares;	Having a minimum front yard setback is sufficient for code purposes, but if this language is to be included, parameters should be applied to it.	Revise the language to allow a front yard stagger not to exceed 10' from the front yard setback
Exhibit D D.	A variation of hips/gables on garages, peaks and main roof terminations is encouraged. A minimum roof pitch of 6:12 shall be utilized on the main gables.	This is a proposed design criteria to offset the reduction in front elevation masonry requirements. If this language is to be included, enforceable parameters should be applied to it.	The elevations identify roof design. The language can be removed and the elevations will dictate the roofing design.
Exhibit D F.	Front and rear porches shall be applied from time to time.	<ul style="list-style-type: none"> • "Time-to-time" is not enforceable. <p>The Zoning Ordinance has some language regarding front yard porches. So long as the petitioner is comfortable with these restrictions, the proposed language is not necessary in the PUD.</p>	The petitioner is comfortable with the general restrictions identified in the Zoning Ordinance. The language can be removed.
Exhibit D I.	The Homes to be constructed shall be consistent with this Exhibit D and shall have elevations that are substantially similar to those attached as Exhibit E hereto.	<ul style="list-style-type: none"> • "Substantially similar" creates subjectivity. What is considered substantially similar? <p>Further clarification on what constitutes "substantially similar" should be provided. There are no specific design criteria identified as required to offset the reduction in the masonry requirements.</p>	The petitioner needs flexibility given the high number of lots. Petitioner identified color and material as potential deviations from the submitted elevations. The City Planner can determine if a plan is substantially similar and disagreements will be presented to the Commission for final determination.

<p>Exhibit D L.</p>	<p>Such trees shall have a minimum caliper of 2 inches measured 6 inches from the ball and be of a species type approved by the Municipality.</p>	<ul style="list-style-type: none"> A plant list is provided within Exhibit F, within which shade trees are listed. This list would be approved by the Municipality as a part of this PUD. <p>“...and be of a species type approved by the Municipality” should be removed to avoid confusion or implication that trees go through a separate approval process.</p>	<p>Petitioner is willing to either add additional species or defer to the Zoning Ordinance’s species recommendations. Petitioner to work with Staff on final language.</p>
<p>Exhibit D L.</p>	<p>Landscaping shall occur as weather conditions permit, within a time frame equal to the lesser of six (6) months of completion of construction or ninety (90) days from occupancy.</p>	<ul style="list-style-type: none"> Building Department requires landscaping in place prior to issuing occupancy. Temporary CO’s can be granted under reasonable circumstances (e.g. construction completion in the winter), but the language regarding landscaping installation should reflect the City’s processes. 	<p>Petitioner is required to install landscaping prior to occupancy. The petitioner will comply with Building Department requirements.</p>
<p>Exhibit D L.</p>	<p>In addition to the foregoing, landscaping to be installed shall substantially conform to the landscape plans attached as Exhibit F hereto.</p>	<ul style="list-style-type: none"> “Substantially conform” creates subjectivity. What is considered substantially conforming? <p>Staff suggested replacing with: <i>“In addition to the foregoing, landscaping to be installed shall conform to the number and type of plantings in landscape plans attached as Exhibit F hereto.”</i></p>	<p>Revise language to comply with number and type of planting but allow for substantial conformance in location.</p>
<p>Exhibit D L.</p>	<p>General Comment</p>	<ul style="list-style-type: none"> Who is responsible for the installation of landscaping? <p>It should be clarified who will be responsible for the landscaping.</p>	<p>Petitioner / Declarant is responsible for landscaping.</p>
<p>Exhibit D M.</p>	<p>Access drives and other paved areas for vehicular use on a Detached Home Lot, Duplex Parcel or Townhome Parcel (excepting roads and alleys) shall have a base of compacted gravel or crushed stone and shall have</p>	<ul style="list-style-type: none"> Plan Commission requested all concrete driveways. Concrete driveways are required in the approved PUD. 	<p>Vote to amend language requiring concrete driveways failed 1-5. Asphalt, concrete or paving stone surfaces are permitted.</p> <p>Roll Call: Mr. Emig-Nay; Mr. Chhutani-Yay; Mr. Spain-Nay; Mr. Vinzant-</p>

	<p>a wearing surface of all concrete, asphalt or paving stone, provided that in all instances the wearing surface of the driveway apron located between the street and the driveway shall consist of all concrete.</p>		<p>Nay; Mr. Brooks-Nay & Mr. Gralik-Nay</p>
<p>Exhibit E</p>	<p>No language, see comments</p>	<ul style="list-style-type: none"> • Spreadsheet shows duplexes of 1,460 square feet (Clara) and 1,551 square feet (Shannon), elevation images show 1,310 square feet (Campbell) and 1,192 square feet (Ashford). • Spreadsheet and elevations drawing lists three separate townhome models, but only one elevation is shown. 	<p>Petitioner stated the plans will meet the minimum 1,400 square foot requirement. Commission did not indicate any required changes.</p>
<p>Exhibit F</p>	<p>Plant List</p>	<ul style="list-style-type: none"> • Environmental Resource Coordinator suggests adding to the list of plants to encourage further diversity. • Landscape plans should call out the numbers and types of plantings to be used for review. 	<p>Petitioner to work with Staff on increasing diversity of plantings permitted.</p>
<p>General Comment</p>	<p>Lot Coverage</p>	<ul style="list-style-type: none"> • There are no restrictions on lot coverage at this time. Language within the Covenants, which states: <i>"8.13 ADDITIONS TO HOMES: Other than rear decks and patios which are approved by the Directors with respect to Detached Home Lots pursuant to Section 3.07 above, no construction or other additions shall be permitted to any Home on the Premises."</i> <p>Exhibit D should include a maximum lot coverage percentage. In discussion with D.R. Horton staff, 50% building</p>	<p>Commission in agreement with 50% building coverage and 65% lot coverage pending confirmation the development can comply with drainage requirements.</p>

		coverage and 65% lot coverage is proposed, but has not yet incorporated into the PUD.	
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Mr. Spain motioned for a Favorable Recommendation to the Common Council for Petition 21-29 contingent on the above mentioned issues including all discussion and Findings of Fact, seconded by Mr. Brooks. Mr. Spain motioned to withdraw the motion, seconded by Mr. Brooks. Mr. Chhutani motioned to amend the PUD to allow only concrete driveways, seconded by Mr. Emig. Motion failed (2-4) Roll Call: Mr. Emig, Nay; Mr. Nay; Mr. Vinzant, Nay; Mr. Brooks, Nay; Mr. Chhutani, Yay; Mr. Gralik, Nay. Mr. Spain motioned for a Favorable Recommendation to the Common Council for Petition 21-29 contingent on the Amendment to the PUD as developed by D.R. Horton and approved by Staff including all discussion and Findings of Fact, seconded by Mr. Brooks. All ayes, motion carried. (6-0)

7. **21-29A** D.R. Horton, Inc.-Midwest (Petitioner/Agent) property located east of Wisconsin St., west of Lake Park Ave. & south of 37th Ave., zoned PUD, 81.48 acres

Request: **Tabled; Public Hearing:** Cressmoor Estates

Purpose: Replat 197-lot subdivision

Preliminary/Final Plat Denied Deferred Vote 6-0

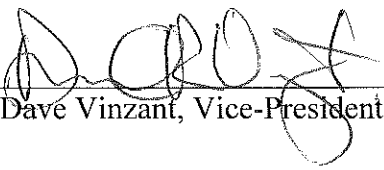
Mr. Gralik noted discrepancies regarding the originally approved and revised plats: To prevent confusion with emergency vehicles South Aviana Dr. was renamed to Cressmoor Dr. but has reappeared again as South Aviana Dr. and needs to be corrected; the original plans indicated a hard surface in Outlot C which has now been removed, *Mr. Hoffman mentioned asphalt will be installed*; no playground in the northwest corner, *Mr. Hoffman mentioned an updated landscaped plan will be provided with the next final plat which incorporates the playground in Outlot C*; the 7.5' utility easements were omitted between Lots 158 & 159 and 160 & 161 but shows the storm sewers; laterals are not shown on Amanda Ave. but Mr. Gralik's biggest concerns are now that the paved alley is removed, 17 manholes are located in the back yards of the townhomes and hundreds of feet of sewer lines with no means of access for repairs by vehicles; Cressmoor Dr. is a collector which will be used as a shortcut between Wisconsin St. & Lake Park Ave. Another concern is the addition of over 80 driveways on Cressmoor Dr. by allowing front loading garages for the townhomes. He understood the cost saving factors involved but felt the Board of Works will be petitioned every year requesting speed bumps to slow traffic. He also noted that it states in the Thoroughfare Plan to minimize curb cuts and drives on collector streets. *Mr. Hoffman noted he will depend on Torrenza to locate the sewers in the streets versus the townhome rear yards and placing stops signs at Aviana Dr.* Mr. Gralik motioned to Table Petition 21-29A including all discussion, seconded by Mr. Brooks. All ayes, motion carried. (6-0)

Consultation/Discussion:

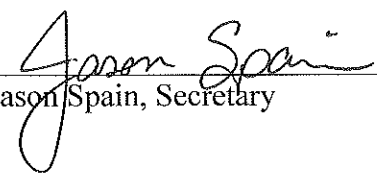
Plan Commission Resolution 2021-02; Electronic attendance policy: Mr. Pietrzak mentioned the resolution is to allow the continuation of electronic meetings and outlines the requirements for how Plan Commission members can attend the meetings after the Governor's Emergency Order is rescinded. Mr. Allen motion to Approve Res. 2021-02 including all discussion, seconded by Mr. Chhutani. All ayes, motion carried. (7-0)

Robinson Lake Parking Lot: Kelly Goodpaster was not present. Mr. Pietrzak read Ms. Goodpaster's request. I would like to expand the existing asphalt parking lot at Robinson Lake using grindings from city street projects. In years past, there was a gravel lot in the exact location we are planning to use. The old divider has since been removed and the lot grown over. None of the old gravel was removed so we have a good sub-base. Also, in 2019 we added drain tile to alleviate any water issues. The attachment provided shows exactly what I am proposing and where. If there are any questions, comments or concerns please let me know. Thank you for your consideration. Mr. Vinzant motioned to approve the Robinson Lake proposed parking lot, seconded by Mr. Brooks. All ayes, motion carried. (7-0) Mr. Gralik mentioned that Ms. Goodpaster may need to add additional ADA parking spaces with the increased parking area.

Hearing no further comments or discussion Mr. Chhutani motioned to adjourn, seconded by Mr. Gralik. All ayes, motion carried. (7-0) Meeting adjourned at 9:15 p.m.



Dave Vinzant, Vice-President



Jason Spain, Secretary