

**CITY OF HOBART PLAN COMMISSION  
MINUTES OF SEPTEMBER 1, 2022**

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

Approval of Minutes: Mr. Lain motioned to approve the minutes of August 4, 2022 as presented, seconded by Mr. Brooks. All ayes, motion carried. (8-0)

Communications/Acceptance of Agenda: Mr. Pietrzak requested to discuss the Hickory Dr. barrier under consultation. Mr. Allen motioned to approve the agenda as amended seconded by Mr. Brooks. All ayes, motion carried. (8-0) Mr. Pietrzak introduced Connor Miller as the newly hired Zoning Administrator.

**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 8-0

Present via Zoom was Marsha Horning, Jeffery Scott Architects. Ms. Horning presented a revised, post roundabout construction plan based on the Plan Commission's prior comments and asked for their consensus before they move forward with full engineering. The driveway will be relocated to align to the east with Wendy's drive, a right turn directional sign will be placed on the raised curb with lane delineators along the entire outside drive-thru lanes, forcing vehicles to turn right and wrap around the building. The two drive-thru lanes will provide 25 stacked vehicles. Ms. Horning noted the Phase 1 Assessment is in progress. Mr. Chhutani motioned to Table Petition 22-08 including all discussion, seconded by Mr. Lain. All ayes, motion carried. (8-0)

- 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. X Unfavorable Rec. \_\_\_\_\_ Deferred \_\_\_\_\_ Vote 8-0

Petitions 22-19 & 22-19A were heard together. Mr. Spain motioned for a Favorable Recommendation to the Common Council for Petition 22-19 contingent on the 30' water main easement becoming a 30' drainage & utility easement including all discussion, seconded by Mr. Gralik. All ayes, motion carried. (8-0)

- 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 X Denied \_\_\_\_\_ Deferred \_\_\_\_\_ Vote 8-0

Present was Mike Macki, Cornerstone Partners and proposed a no-access easement around the Barrington West pond. Mr. Pietrzak mentioned that in lieu of the right of way, there will be a 30' water main easement that was approved by Indiana American Water to allow them access if needed. It was discussed to replace the 30' water main easement with a 30' drainage & utility easement. Mr. Gralik motioned to Grant Final Plat Approval for Petition 22-19A contingent on correcting the 30' water main easement to a 30' drainage & utility easement as shown on the plat including all discussion and Findings & Decision, seconded by Mr. Allen. All ayes, motion carried. (8-0)

- 4. **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 8-0

Mr. Hovanec was present. Mr. Pietrzak noted Mr. Hovanec's engineer and Mr. Gralik will be meeting to discuss issues that were not addressed on their last revised plans. The BZA granted another 30-day extension for the Conditional Use. Mr. Allen motioned to Tabled Petition 22-26 including all discussion, seconded by Mr. Lain. All ayes, motion carried. (8-0)

- 5. **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:** Tabled: Site Plan

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

Granted \_\_\_\_\_ Denied \_\_\_\_\_ Deferred X Vote 8-0

Petitioner was not present. Mr. Allen motioned to Table Petition 22-30, seconded by Mr. Gralik. All ayes, motion carried. (8-0)

6. 22-31 Hope Center of Valparaiso/Hope Center Resale Shop/Eric Wood (Petitioner/Agent) 1 W. Old Ridge Rd. located of the Old Ridge Rd. & Lake Park Ave. intersection, zoned OS-1, 1.40 acres

Request: Public Hearing: Rezone

Purpose: From OS-1 to proposed B-3

Favorable Rec. X Unfavorable Rec. \_\_\_\_\_ Deferred \_\_\_\_\_ Vote 8-0

Present was Eric Wood stating that the Nazarene Church was not currently holding services and requested to allow the church owned non-profit resale facility to operate out of the building. Mr. Pietrzak mentioned the issue is that OS-1 allows for church use but not retail facilities and in a B-3, retail facilities are a permitted use and as are churches under a conditional use. Spot zoning is not an issue since to the east of the existing church is a restaurant and across the street is a gas station/convenience store which both is are zoned B-3. He stated that the Future Land Use Map indicates this property as institutional but felt it would be acceptable to B-3 since the use of the church, should it resume services, is still a permitted option. Ms. Galka opened and closed the public hearing for Petition 22-31 without public comments. Mr. Spain motioned for a Favorable Recommendation to the Common Council for Petition 22-31 including all discussion and Findings of Fact, seconded by Mr. Brooks. All ayes, motion carried. (8-0)

7. 22-32 Robert Eriks (Petitioner/Owner) 8250 Colorado St. located 0.10 miles south from the SW corner of Colorado St. & US 30, zoned B-3, 3.16 miles

Request: Public Hearing: Site Plan

Purpose: 2 additional proposed buildings

Granted X Denied \_\_\_\_\_ Deferred \_\_\_\_\_ Vote 7-0

Mr. Allen recused himself. Present were Adam McAlpine, McAlpine Consulting and Stuart Allen, Torrenge Engineering. Mr. McAlpine stated they are proposing to construct 2 additional storage buildings, improve drainage issues between the buildings, install fencing and create a 1-lot subdivision. The current entrance will be relocated to the north to align with the eastern development's entrance. Lighting will be displayed on the buildings and there will be no outdoor storage other than the owners. Ms. Galka opened and closed the public hearing for Petition 22-32 without public comments. Mr. Pietrzak mentioned he received the following comments from the Engineering Department: The existing drive off of Colorado might need some fixing; The radii do not look like they are enough, no elevations were given so the flow arrows could not be checked, and it looks rather narrow for a fire truck; No drainage calculations were given; There are a couple of flow arrows that are not pointing in the correct direction; Based on the spot elevations, the middle right aisle, between the two existing buildings, have two spot elevations with the same elevation; The slope between CB 10 and CB 13 was calculated to be 1.88%, not the 2.03% that was stated. While that slope would provide the stormwater with a velocity

within our allowable range, it would be on the high end, and would be discharging into the pond fairly fast. Some armoring may be needed to avoid scouring if the slope is left like that; No BMP to treat water quality was shown to treat the water as it left the pond; To change bedding detail from using #9 stone to #8 stone; And recommend that for the backfill of the pipe under the pavement that that do not use the excavated soil, unless they are have a soil test that says otherwise. Mr. Pietrzak requested that if the Commission was comfortable granting the proposal, it would be contingent on final approval from the Engineering Staff. Ms. Galka motioned to Grant Site Plan for Petition 22-32 contingent on final approval from the Engineering Staff regarding the requested revisions including all discussion, seconded by Mr. Lain. All ayes, motion carried. (7-0)

- 8.     22-32A         Robert Eriks (Petitioner/Owner) 8250 Colorado St. located 0.10 miles south from the SW corner of Colorado St. & US 30, zoned B-3, 3.16 miles
- Request:**     Public Hearing: (Colorado Street Storage Addition)
- Purpose:**     Proposed 1-lot subdivision
- Preliminary Plat   X   Denied        Deferred        Vote   7-0

Mr. Allen recused himself. Mr. McAlpine proposed to create a 1-lot subdivision by combining their three parcels. He felt due to the expansion of the development, it was the appropriate time to consolidate the parcels. The no access easement will be revised once the entrance is relocated to align with the eastern entrance. The owner will retain the maintenance of the pond. Ms. Galka opened and closed the public hearing for Petition 22-32A without public comments. Mr. Chhutani motioned for Preliminary Plat Approval for Petition 22-32A contingent on revising the no access easement once the entrance is relocated to align with the eastern entrance including all discussion, seconded by Mr. Brooks. All ayes, motion carried. (7-0)

- 9.     22-33         Patriot Truss & Construction (Petitioner/Owner) located on the SW corner of Colorado St. & 83<sup>rd</sup> Pl., zoned Special Exception, 3.82 acres.
- Request:**     Public Hearing: Rezone
- Purpose:**     From Special Exception to proposed M-1
- Favorable Rec.   X   Unfavorable Rec.        Deferred        Vote   8-0

Present were Russ Posen, DVG and Nick Kopischke, Patriot Truss & Construction. Mr. Kopischke stated he proposes to operate his truss and wall panel construction company from this facility and requested the zone change to M-1. Mr. Pietrzak noted that rezoning this parcel would be housekeeping since the City does not have a Special Exception zone and that Lake County had granted a Special Exception for this property prior to the City's annexation. He felt it should have been zoned M-1 with a note for Special Exception. Ms. Galka opened and closed the public hearing for Petition 22-33 without public comments. Mr. Spain motioned for a Favorable Recommendation to the Common Council for Petition 22-33 including all discussion and Findings of Fact, seconded by Mr. Allen. All ayes, motion carried. (8-0)

Consultation/Discussion: *Van Prooyen Builders, Inc.: Proposed U-lock Storage Facility-Wisconsin Street*  
Present were Craig Van Prooyen and Russ Posen, DVG. Mr. Van Prooyen stated that prior to moving forward with a proposed development of a storage unit facility located on the west side of Wisconsin Street and north of 14<sup>th</sup> Street, he inquired whether the Commission would be in support of the development. Mr. Pietrzak mentioned that the property is zoned PUD with no direction of specific uses other than commercial. He also noted the Future Lane Use Map indicates the property as institutional. Ms. Galka felt the lots were intended for medical offices and did not feel this is the best use for the property or appropriate location for storage units. Mr. Posen stated there is a need for storage unit facilities next to duplexes and townhouses since they are smaller and have less storage space. The Commission's consensus was they were not in favor of a storage unit facility at this location.

*Hickory Drive barrier:* Mr. Pietrzak mentioned he was requested by a homeowner to visit the site and found vehicles are driving around the barrier in the grass and is not serving its purpose. He spoke with Mr. Macki who informed him that they propose to install the final asphalt on the street at the end of October and hopefully turning it over to the City in November. They are waiting for final inspections from the Engineering Department. It was the consensus of the Commission to remove the barrier. Also discussed was to request a 3-way stop sign on Hickory Drive & Gurney Street to slow down vehicles traveling east and west through the Eagle Creek Subdivision. Ms. Galka motioned to remove the temporary barrier on Hickory Drive and to request from the Board of Works a 3-stop sign at the intersection of Hickory Drive & Gurney Street, including all discussion, seconded by Mr. Brooks. Mr. Gralik noted he was in favor of removing the barrier but feels a stop sign should never be used to slow down traffic and will vote against the motion. Motion carried. (7-1)

There being no further comments or discussion Mr. Chhutani motioned to adjourn, seconded by Mr. Gralik. All ayes, motion carried. (8-0) Meeting adjourned at 8:15 p.m.



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Maria Galka, President



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Jason Spain, Secretary