

**CITY OF HOBART PLAN COMMISSION
MINUTES OF SEPTEMBER 2, 2021**

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, Dave Vinzant and Phil Gralik, City Engineer. Member absent: Craig Brooks. Also in attendance: Ross Pietrzak, City Planner, Attorney Heather McCarthy and Joy Respecke, Recording Secretary

Approval of Minutes: Mr. Vinzant motioned to approve the minutes of August 5, 2021 as presented, seconded by Mr. Allen. All ayes, motion carried. (8-0)

Communications/Acceptance of Agenda: Mr. Pietrzak requested to add 3 items under discussion US 30 & Colorado Street, St. Mary Medical and Dunkin Donuts. Mr. Vinzant motioned to discuss these items after Petition 21-26 and approve the agenda as amended, seconded by Mr. Allen. All ayes, motion carried. (8-0)

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 8-0

Present were Steve Hovanec and Attorney Kevin Warner. Mr. Pietrzak noted that last month the BZA granted a 2-month extension for the expired Conditional Use to allow for a general timeline for the completed site plan and given that information, the Plan Commission is to make a determination back to the BZA if an additional extension of the Conditional Use is allowed or whether to have the use expire after the October BZA meeting. Mr. Warner suggested scheduling a meeting with staff and depending on the outcome of the meeting, a site plan will be prepared and submitted for next month's meeting. Mr. Vinzant motioned to recommend to the BZA a 2-month extension (December 2021) for the Conditional Use for BZA Petition 20-07 including all discussion, seconded by Mr. Emig. All ayes, motion carried. (8-0) Mr. Vinzant motioned to Table Petition 20-03 including all discussion, seconded by Mr. Gralik. All ayes, motion carried. (8-0)

2. **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: *Tabled Final Plat Approval:* Replat of Brother's Subdivision Lot 1

Purpose: Proposed 1-lot subdivision

Final Plat X Denied _____ Deferred _____ Vote 8-0

Mr. Allen motioned to Grant Final Plat Approval for Petition 21-26 including all discussion and Findings & Decision, seconded by Mr. Gralik. All ayes, motion carried. (8-0) Mylars were signed at the end of the meeting.

Consultation/Discussion: *US 30 & Colorado Street Intersection Safety Project:* Mr. Allen recused himself. Mr. Gralik mentioned the property owner located on the SE corner of the intersection has a concern in losing parking spaces due to the project and that once completed, inform him the parking lot would need to be expanded to add those spaces. The project includes a concrete median south on Colorado Street to prevent vehicles from turning left into the development. He stated the City, at their expense, will create a new entrance at the south of the parking lot and will restripe a new drive aisle, which will create the loss of possibly three parking spaces. Their attorney is requesting a zoning confirmation letter stating that upon completion of the project the loss of the parking spaces will not result in a code based parking deficiency for the existing businesses as long as the uses in the development do not change. Mr. Vinzant motioned to approve the proposed changes as presented and authorize Attorney McCarthy to provide an agreement with the property owner including all discussion, seconded by Mr. Chhutani. All ayes, motion carried. (7-0)

St. Mary Medical/Torrenga Engineering: Mr. Allen recused himself. Mr. Pietrzak mentioned St. Mary's is proposing an addition southeast of the emergency room for a CT scanner room and requested a determination from the Commission whether they felt this to be a major or minor site plan. He also noted that since the site is being modified they will be required to file for a PUD amendment in addition to site plan. Mr. Vinzant motioned to determine the proposed changes to the site plan for St. Mary's Hospital to be minor including all discussion, seconded by Mr. Lain. All ayes, motion carried. (7-0)

Dunkin Donuts: Mr. Chhutani recused himself. Mr. Pietrzak mentioned a Dunkin Donuts is proposing to occupy the former KFC/A&W on Lake Park Avenue. He requested direction from the Commission whether they felt site plan was required. The only change to the site is the proposed installation of a menu board on the existing posts and foundation. Had the menu board not been removed, there would be no need for site plan approval. Mr. Gralik felt if they are only replacing the sign it would be considered maintenance and did not feel a site plan was necessary. Mr. Spain motioned that the sign change to the former KFC/A&W to be minor and did not require site plan review including all discussion, seconded by Mr. Gralik. All ayes, motion carried. (7-0)

- 3. **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: Cressmoor Estates
- Purpose:** 197-lot subdivision
- Preliminary/Final Plat ___ Denied ___ Deferred X Vote 7-0

Mr. Allen recused himself. Mr. Pietrzak mentioned he was out of the office last week and had just received updated plans. Mr. Gralik noted that on the final plat for Phase 1, shows South Aviana Dr. south of Rand St. and it should be Cressmoor Blvd. and will need to be corrected prior to the construction of homes. He expressed his concerns for the additional 130 driveways on Cressmoor Blvd. which only allows 5' to 12' between the driveways and no room for street parking. He felt that because Cressmoor Blvd. is a collector street, the Board of Works will be inundated with complaints by residents not being able to back out of their

driveways or speeding traffic, thus creating a bad situation for the City in the future. Also provided in the Thoroughfare Plan and Subdivision Ordinance is language discouraging the impediment of traffic. To mitigate some of the complaints is to add speed tables. Stop signs were also discussed. A special meeting was proposed prior to the next scheduled Plan Commission meeting. Kelly Goodpaster, Parks Superintendent, requested the park to remain the responsibility of the HOA and not be turned over to the City at any point in time. Mr. Spain motioned to Table Petition 21-29A including all discussion, seconded by Mr. Lain. All ayes, motion carried. (7-0)

- 4. **21-33** Cressmoor Development, LLC (Petitioner/Owner) located west of the Rand St. & Lake Park Ave. intersection, zoned PUD, 0.021 acre

Request: Public Hearing

Purpose: Proposed vacation of the median

Favorable Rec. X Unfavorable Rec. Deferred Vote 7-0

Mr. Allen recused himself
Mr. Allen proposed to vacate 85.5 feet in the median on West Rand Street to allow the placement of the monument sign for Cressmoor Estates. Mr. Pietrzak explained the property was unique in which it is still surrounded by City right of way and that Attorney McCarthy will prepare a Conveyance Document to transfer it over to the appropriate entity for Cressmoor Estates whether it's Cressmoor Development or the HOA. Ms. Galka opened and closed the public hearing for Petition 21-33 without public comments. Mr. Vinzant motioned for a Favorable Recommendation to the Common Council for Petition 21-33, seconded by Mr. Chhutani. Mr. Vinzant amended his motion to Approve the plat of vacation and to send a Favorable Recommendation to the Common Council for Petition 21-33 including all discussion, seconded by Mr. Chhutani. All ayes, motion carried. (7-0)

There being no further comments or discussion Mr. Chhutani motioned to adjourn, seconded by Mr. Lain. All ayes, motion carried. (8-0) Meeting adjourned at 8:20 p.m.



Maria Galka, President



Jason Spain, Secretary *ATTEST:*