

**COMMON COUNCIL OF THE CITY OF HOBART, INDIANA**

**RESOLUTION NO. 2016- 03**

**A Resolution Amending the Future Land Use Map in the  
Comprehensive Plan of the City of Hobart**

WHEREAS, the Common Council ("Council") of the City of Hobart, Indiana ("City") has received the recommendation of The Plan Commission of the City of Hobart ("Plan Commission") to amend List of Maps, No. 16 Future Land Use Plan of the Comprehensive Plan of the City pertaining to "Future Land Use Plan" and

WHEREAS, The Plan Commission, by unanimous vote, recommended that its Petition No. 14-07 be adopted and that said the Future Land Use Map of the Comprehensive Plan, entitled "No. 16 Future Land Use Plan" be amended by striking the current Future Land Use Map and inserting in lieu thereof the new Future Land Use Map stated below; and

WHEREAS, the Plan Commission commenced a duly advertised Public Hearing on January 7, 2016 to hear public comment from interested persons on the proposed amendment to the Comprehensive Plan of the City of Hobart, Future Land Use Map entitled "No. 16 Future Land Use Plan;" and

WHEREAS, the Department of Redevelopment approved and adopted its Resolution No. 2008-03 entitled "Resolution of the City of Hobart, Indiana, Redevelopment Commission Designating and Declaring a Certain Area as an Economic Development Area to Amend the Boundaries of the 61<sup>st</sup> Avenue Economic Development Area and to Amend the Economic Development Plan for the 61<sup>st</sup> Avenue Economic Development Area" (the "Declaratory Resolution"); and

WHEREAS, the Plan Commission and approved and adopted its Resolution No. 2008-02 entitled "Resolution of the City of Hobart Plan Commission Approving a Resolution of the City of Hobart, Indiana, Redevelopment Commission Designating and Declaring a Certain Area as an Economic Development Area to Amend the Boundaries of the 61<sup>st</sup> Avenue Economic Development Area and to Amend the Economic Development Plan for the 61<sup>st</sup> Avenue Economic Development Area; and

WHEREAS, the Council concurs in the recommendation of the Plan Commission as to the proposed amendment and now desires to approve and add such provisions to the Comprehensive Plan to govern Future Land Use Plan through this resolution pursuant to the authority granted to the Council by I.C. §§36-7-4-509 and 511.

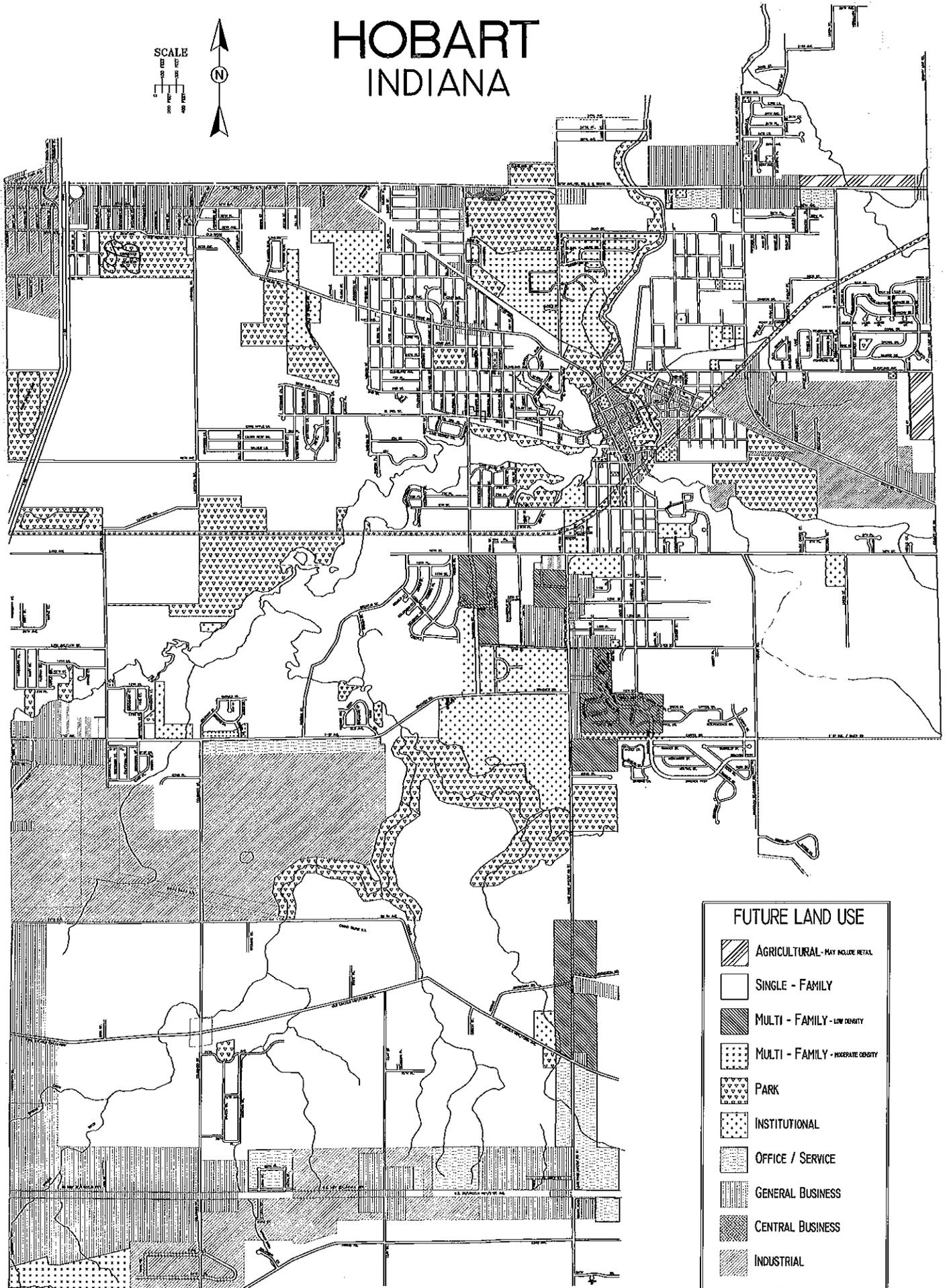
IT IS, THEREFORE, RESOLVED, by the Common Council of the City of Hobart, Indiana as follows:

*SECTION ONE.* The Comprehensive Plan of the City of Hobart, Indiana ("Plan") Future Land Use Map entitled "No. 16 Future Land Use Plan," is hereby amended, by striking out in its entirety the current Future Land Use Map, and inserting in lieu thereof, the following new Future Land Use Map:

# EXHIBIT "A" FOR RESOLUTION No.16-03

## HOBART INDIANA

SCALE  
0 1 2 3 4 5 6 7 8 9 10



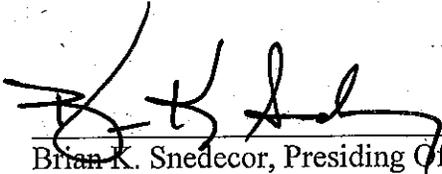
### FUTURE LAND USE

-  AGRICULTURAL - MAY INCLUDE RETAIL
-  SINGLE - FAMILY
-  MULTI - FAMILY - LOW DENSITY
-  MULTI - FAMILY - MODERATE DENSITY
-  PARK
-  INSTITUTIONAL
-  OFFICE / SERVICE
-  GENERAL BUSINESS
-  CENTRAL BUSINESS
-  INDUSTRIAL

List of Maps No. 16 Future Land Use Plan  
Exhibit "A"  
Future Land Use Map

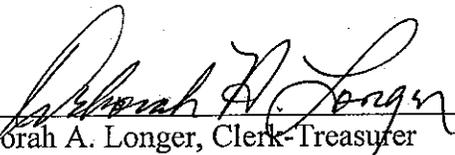
*SECTION TWO:* The City Planner is hereby authorized to amend the remaining sections of the Plan, to incorporate references as needed to include this amended Future Land Use Map. This Resolution shall become effective upon approval.

ADOPTED and APPROVED by the Common Council of the City of Hobart, Indiana on this 20<sup>th</sup> day of JANUARY, 2016



\_\_\_\_\_  
Brian K. Snedecor, Presiding Officer

ATTEST:

  
\_\_\_\_\_  
Deborah A. Longer, Clerk-Treasurer

**CERTIFICATION AND REPORT TO  
COMMON COUNCIL OF THE CITY OF HOBART ON  
AMENDMENT OF THE COMPREHENSIVE PLAN**

CERTIFICATION TO: Common Council of the City of Hobart

FROM: Sergio Mendoza, City Planner

RE: Amend the Future Land Use Map to the Comprehensive Plan

DATE: January 8, 2016

PETITIONER: City of Hobart Plan Commission  
414 Main Street,  
Hobart, Indiana 46342

REQUEST: Future Land Use Map No. 16 Future Land Use Plan to the  
City of Hobart Comprehensive Plan

PLAN COMMISSION PETITION NO.: 14-07

DATE OF PLAN COMMISSION ACTION: January 7, 2016

DEADLINE FOR COMMON COUNCIL ACTION: April 6, 2016

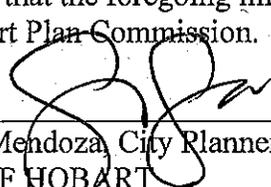
**CERTIFICATION**

ACTION TAKEN BY PLAN COMMISSION:  
(Recommendation to the Common Council to Approve the change as requested  
(Favorable Recommendation)

CONDITIONS: None

VOTE: 9-0

I certify that the foregoing information accurately represents the action taken on this matter by the City of Hobart Plan Commission.

  
\_\_\_\_\_  
Sergio Mendoza, City Planner  
CITY OF HOBART

MEMORANDUM

**DATE:** JANUARY 8, 2016

**TO:** HOBART COMMON COUNCIL MEMBERS  
MAYOR BRIAN K. SNEDECOR  
CITY ATTORNEY ANTHONY DEBONIS

**FROM:** SERGIO MENDOZA  
CITY PLANNER 

**RE:** Petition; Future Land Use Map No. 16 Future Land Use Plan to the City of Hobart Comprehensive Plan

Below please find the minutes of the Plan Commission meetings regarding Petition 14-07

MINUTES OF THE PLAN COMMISSION MEETING OF DECEMBER 3, 2015:

Mr. Mendoza mentioned that in 2008 a request by the Redevelopment Commission to expand the TIF District through a resolution identifying areas within the City for future economic development that includes south of 61<sup>st</sup> Avenue and east of Colorado Street. The Economic Development Plan identifies the area to be developed for nonresidential purposes. Upon passing this resolution, the Comprehensive Plan map should have been amended to identify a future land use map identifying that to support any future uses or rezones that would be prevented. He requested to amend Petition 14-07 to reflex those amendments and changes. With speaking with City Attorney it prepares the City in correcting this issue that was passed in 2008 by the Plan Commission supporting the future land use map.

Mr. Gralik made a Favorable Recommendation to the Common Council to Amend Petition 14-07 to reflex amendments to the future land use map in particular to Res. 2008-02 "Resolution of the City of Hobart Plan Commission approving a resolution of the City of Hobart, Indiana, Redevelopment Commission designating and declaring a certain area as an Economic Development Area to amend the boundaries of the 61<sup>st</sup> Avenue Economic Development Area and to amend the Economic Development Plan for the 61<sup>st</sup> Avenue Economic Development Area" including all discussion, seconded by Mr. Brezik. All ayes, motion carried. (9-0)

DRAFT PUBLIC HEARING MINUTES OF THE PLAN COMMISSION OF JANUARY 7, 2016:

Mr. Mendoza stated it was necessary to update the Future Land Use Map to reflex changes based on Plan Commission Resolution 2008-02 which was part of the TIF expansion for the Redevelopment Commission. The Economic Development Plan included the expansion of the TIF District for road/utility improvements, employment centers and non-residential developments. Public Hearing was opened and closed without public comments. Mr. Allen made a Favorable Recommendation to the Common Council for Petition 14-07 including all discussion, seconded by Mr. Kara. All ayes, motion carried. (9-0)

Regular meetings are held on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays of each month in the Council Chambers, 2<sup>nd</sup> floor, Hobart City Hall

CITY OF HOBART

AGENDA ITEM REQUEST FORM  
(PLEASE PRINT)

MEETING DATE: 1/20/16

BOARD OF PUBLIC WORKS (4:00p.m.)  
 COMMON COUNCIL (6:00p.m.)

ITEM TO BE ADDED TO AGENDA: PC 14-07

BRIEF DESCRIPTION OF REQUEST FOR CONSIDERATION \_\_\_\_\_

UPDATE THE FUTURE LAND USE MAP  
TO REFLECT PC RES. 2008-02.  
FOR THE EXPANSION OF THE REDEVELOPMENT  
COMMISSION TIF DISTRICT ALONG 61ST  
AVE.

SUPPORTING DOCUMENTATION ATTACHED MEMO, RESOLUTION,  
CERTIFICATION & REPORT.

REQUEST SUBMITTED BY: Jay

ADDRESS (DEPARTMENT): PLANNING / ZONING

PHONE NUMBER (EXT.): \_\_\_\_\_

DATE SUBMITTED: 1/8/16