

AGENDA
CITY OF HOBART PLAN COMMISSION
Hobart City Hall, 414 Main Street, 2nd Floor Council Chambers
Thursday, March 5, 2026 at 6:30 P.M.

Zoom Dial-in Call Number: 1-312-626-6799 US (Chicago)
Meeting ID: 864 1452 6454 www.zoom.us

HOBART PLAN
COMMISSION
MEMBERS:

MAYORAL
APPOINTMENTS:
NO MORE THAN THREE
FROM SAME
POLITICAL PARTY:
(4-YEAR TERMS)

Matthew SeDoris
(1/1/26-12/31/29)
Kreg Homoky
(1/1/26-12/31/29)
Stuart Allen
(1/1/26-12/31/29)
Dave Vinzant
(1/1/24-12/31/27)
Lloyd Emig
(1/1/24-12/31/27)

PARK BOARD
APPOINTMENT:
PARK BOARD
MEMBER:
(1-YEAR TERM)

Dan Shultz
(1/1/26-12/31/26)

COUNCIL MEMBER
APPOINTMENT:
(1-YEAR TERM)

Mark Kara
(1/1/26-12/31/26)

BOARD OF PUBLIC
WORKS
APPOINTMENT:
MEMBER OR
REPRESENTATIVE
(1-YEAR TERM)

Maria Galka
(1/1/26-12/31/26)

CITY ENGINEER
BY VIRTUE OF THE
POSITION HELD:

Alex Metz
(City Engineer)

I. Meeting called to order

II. Pledge of Allegiance

III. Record of those present

IV. Approval of Minutes: February 5, 2026 & February 26, 2026 (Special Meeting)

V. Communications/Acceptance of Agenda

VI: Old Business

- 1. 23-12** Hickory Hollow NWI, LLC/Dan Steiner (Petitioner/Agent) located approx. 600' & 400' north from the NW corner of 61st Ave. & Arizona St., zoned R-1 & R-3, 32.5 acres
(Preliminary plat Approval 9.7.23)
(Extended to February 2026)

Request: **Tabled:** Hickory Hollow

Purpose: A proposed 67-lot subdivision

Final Plat Approval ____ Denied ____ Deferred ____ Vote ____

- 2. 25-16** Prochorus Winters, Sr. (Petitioner/Owner) for property located along 39th Ave. & south on Maple St., zoned R-2, 6.687 acres

Request: **Tabled Public Hearing:** Winter's Resubdivision of Part of Block 2 Grand View Addition

Purpose: Proposed 8-lot subdivision

Preliminary Plat App. ____ Denied ____ Deferred ____ Vote ____

- 3. 25-30A** Krull Abonmarche (Petitioner/Agent) for the property located on the SE corner of Lake Park Ave. & Harbor Club Dr. zoned R-1, 11.4 acres
(Preliminary Plat 9.4.25)

Request: **Tabled:** Harbor Club Estates Sub

Purpose: Proposed 10 lot subdivision

Final Plat Approval ____ Denied ____ Deferred ____ Vote ____

- 4. 25-38** RaceTrac, Inc./Justen Giambalvo (Petitioner/Owner) for property located on the SW corner of US 30 & Clay St. zoned B-3, 5.23 acres

Request: **Tabled:** RaceTrac Plat of Subdivision

Purpose: A proposed 1-lot subdivision

Final Plat Approval ___ Denied ___ Deferred ___ Vote ___
(25-07 Amended Site Plan) Granted ___ Denied ___ Deferred ___ Vote ___

VII: New Business:

5. 26-02 Clay 138 LLC/Jason Simon (Petitioner/Agent) for property located approximately 900' north of the NW corner of the Clay St. & US 30 intersection, zoned R-2, 138.98 acres +/-

Request: Public Hearing: Rezone from R-2 to M-1

Purpose: Proposed Industrial Development

Favorable Rec ___ Unfavorable Rec ___ Deferred ___ Vote ___

6 26-03 Clay 30 LLC/Jason Simon (Petitioner/Agent) for property located approximately 0.25 mile north of the NE corner of the Clay St. & US 30 intersection, zoned R-2, 30.52 acres +/-

Request: Public Hearing: Rezone from R-2 to M-1

Purpose: Proposed Industrial Development

Favorable Rec ___ Unfavorable Rec ___ Deferred ___ Vote ___

VIII: Consultation/Discussion:

Review meeting videos and minutes at <https://www.cityofhobart.org/agendacenter>