

**AGENDA**  
**CITY OF HOBART PLAN COMMISSION**  
Hobart City Hall, 414 Main Street, 2<sup>nd</sup> Floor Council Chambers  
**Tuesday, January 6, 2026 at 6:30 P.M.**

**Zoom Dial-in Call Number: 1-312-626-6799 US (Chicago)**  
**Meeting ID: 832 4744 2377      www.zoom.us**

**HOBART PLAN**  
**COMMISSION**  
**MEMBERS:**

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

Matthew SeDoris  
(1/1/22-12/31/25)  
Kreg Homoky  
(1/1/22-12/31/25)  
Stuart Allen  
(1/1/22-12/31/25)  
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  
(1/1/25-12/31/25)

**COUNCIL MEMBER**  
**APPOINTMENT:**  
(1-YEAR TERM)

Mark Kara  
(1/1/25-12/31/25)

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

Maria Galka  
(1/1/25-12/31/25)

**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: December 4, 2025**

**V. Election of Officers**

**VI. Communications/Acceptance of Agenda**

**VII: Old Business**

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

**Request:** Tabled: Hickory Hollow

**Purpose:** A proposed 67-lot subdivision

Final Plat Approval \_\_\_\_ Denied \_\_\_\_ Deferred \_\_\_\_ Vote \_\_\_\_

**2. 24-05** Marisol & Daniel Flores (Petitioners/Owners) at 126 N. Hobart  
Rd.  
(Preliminary Plat Approval 2.1.24) located 185' south from the SW corner of Hobart Rd. & Cleveland Ave.  
(3-month extension 3.5.26)  
(Companion to PC 25-28) zoned B-3, 1.6 acres

**Request:** Tabled: JRS Spot Subdivision

**Purpose:** Proposed 1-lot subdivision

Final Plat Approval \_\_\_\_ Denied \_\_\_\_ Deferred \_\_\_\_ Vote \_\_\_\_

**3. 25-16** Prochorus Winters, Sr. (Petitioner/Owner) for property located along  
39<sup>th</sup> 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 \_\_\_\_

**4. 25-30A** Krull Abonmarche (Petitioner/Agent) for the property located on the SE

(Preliminary Plat 9.4.25) corner of Lake Park Ave. & Harbor Club Dr. zoned R-1, 11.4 acres

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

**Purpose:** Proposed 10 lot subdivision

Final Plat Approval \_\_\_ Denied \_\_\_ Deferred \_\_\_ Vote \_\_\_

**VIII: New Business**

5. 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:** *Public Hearing:* RaceTrac Plat of Subdivision

**Purpose:** A proposed 1-lot subdivision

Final Plat Approval\_\_\_ Denied \_\_\_ Deferred \_\_\_ Vote \_\_\_

**IX. Consultation/Discussion:**

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