

**CITY OF HOBART PLAN COMMISSION  
MINUTES OF JANUARY 5, 2023**

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, Craig Brooks and Phil Gralik, City Engineer. Also in attendance: Heather McCarthy, City Attorney; Ross Pietrzak, City Planner; Connor Miller, Zoning Administrator and Joy Respecke, Recording Secretary.

Election of Officers: Mr. Allen motioned to retain the current officers, seconded by Mr. Chhutani. All ayes, motion carried. (9-0) Maria Galka, President; Dave Vinzant, Vice-President & Jason Spain, Secretary.

Approval of Minutes: Mr. Allen motioned to approve the minutes of December 1, 2022 as presented, seconded by Mr. Lain. All ayes, motion carried. (9-0)

Communications/Acceptance of Agenda: Mr. Spain requested to Table Petitions 22-30, 22-38, 22-51 and to Remove PC 22-36A under consultation/discussion. Ms. Galka requested to add a discussion for additional meetings under consultation/discussion. Mr. Allen motioned to approve the agenda as amended, seconded by Mr. Vinzant. All ayes, motion carried. (9-0)

**Business of the Day**

- 1.     **21-15**           Cameron Bernard (Petitioner/Owner) 7190 Grand Blvd. located north & west of Grand Blvd. & Ainsworth Rd., zoned R-3, 2.5 acres
  
- Request:**       Site Plan Extension
  
- Purpose:**       Grand Trunk Storage unit facility
  
- 6 Month Extension   X   Denied        Deferred        Vote 9-0

Present were Cameron Bernard and Attorney Izabela Bebekoski. Attorney Bebekoski requested an 18-month site plan extension to allow Mr. Bernard to construct the final 2 storage buildings and complete his development. He has currently completed 4 buildings. The existing site plan is set to expire February 5<sup>th</sup>. Circumstances in the past years has caused him not to be able to complete the development. She noted that he has complied with planting arborvitaes according to the landscape plan and the lighting on the buildings have been corrected to direct the light to shine in a downward direction. Mr. Bernard stated that the temporary leasing office building was shown on the approved site plan but stated the long-term plan is to either locate the leasing office in one of the storage buildings or to construct a permanent building on his property to the north of the railroad tracks. He also noted there is no sewer or water available in the existing temporary building but if requested, he will provide a port-a-potty. Currently his part time employee drives to the gas station. Mr. Pietrzak noted upon inspection of the property he found landscaping to be in place. He did not provide landscaping along the western property line, a portion along the southern property line and the southeastern corner due to either existing sheds or landscape buffers on neighboring properties. He stated that if the Commission requires, they could request Mr. Bernard to complete his plantings once the existing buffers are removed. Mr. Bernard mentioned that due to his engineer showing one of the buildings

one foot lower he had to install a storm sewer and a concrete structure along that building to catch drainage. Mr. Pietrzak noted the site plan will need to be resubmitted since the improvements Mr. Bernard mentioned were not originally part of the approved site plan. Mr. Allen motioned to Grant a 6-month extension from February 5<sup>th</sup> for Petition 21-15 with the stipulation a revised site plan be submitted to include spot elevations, grading & drainage plan and address the storm sewer infrastructure including all discussion, seconded by Mr. Brooks. All ayes, motion carried. (9-0)

2.     **22-08**           Haresh Patel (Petitioner/Owner) 4716 W. 61<sup>st</sup> Ave. located NW of the 61<sup>st</sup> Ave. & Marcella Blvd. 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 9-0

Marsha Horning via Zoom mentioned they are continuing to work through the engineering. She stated they are addressing additional comments regarding the parking lot grading and drainage and will be providing the stormwater calculation. She also requested direction addressing Turkey Creek on the northern portion of the property. The Commission required a drainage easement over the designated flood plain area be granted to the City and be shown on site plan. Mr. Allen motioned to Table Petition 22-08 including all discussion, seconded by Mr. Vinzant. All ayes, motion carried. (9-0)

3.     **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 X Denied \_\_\_ Deferred \_\_\_ Vote 9-0

Present were Mark Hovanec and Randy Goldschmidt. Mr. Pietrzak mentioned there were a few outstanding issues which needed to be addressed. One being the wetland delineation which was completed and the report provided. There are 2 small wetlands on the property and under the new Indiana rules, they could be declassified as wetlands. Other minor outstanding issues were clarified and corrected prior to the meeting; the proposed check hatching near the outlet structure, 39' @1.50% callout floating above the pond on the right side of the top profile view, an outlet structure is missing its inverts, revised grading missing the end invert and overflow spillway needed at the dry detention pond outlet. Mr. Gralik mentioned the actual change to the design was that the overflow for the pond will be down the structure and out a 24" larger pipe. Mr. Allen motioned to Grant Site Plan Approval for Petition 22-26 with the discussed changes including all discussion, seconded by Mr. Vinzant. All ayes, motion carried. (9-0)

4.     **22-30**           Ryan Swanson (Petitioner/Agent) for property located approximately 330' from the SW corner of County Line & 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 9-0

Tabled at acceptance of agenda.

5. 22-38 Attorney Richard Anderson (Petitioner/Agent) for property located approx. 0.50 mile from the SE corner of Colorado St. & 61<sup>st</sup> Ave. zoned R-3, 67 acres

**Request:** Tabled: Rezone  
**Purpose:** From R-3 to a proposed M-1  
 Favorable Rec \_\_\_ Unfavorable Rec \_\_\_ Deferred X Vote \_\_\_

Tabled at acceptance of agenda.

6. 22-42 Cambridge Companies/Bryan Young (Petitioner/Owner) for property located approx. 460' south from the SW corner of US 30 & Clay St. zoned PBP, 15.899 acres

**Request:** Tabled: Site Plan  
**Purpose:** 5 proposed office/warehouse buildings & 8 self-storage buildings  
 Granted \_\_\_ Denied \_\_\_ Deferred X Vote 9-0

Discussed with 22-42A. Mr. Allen motioned to Table Petition 22-42 including all discussion, seconded by Mr. Chhutani. All ayes, motion carried. (9-0)

7. 22-42A Cambridge Companies/Bryan Young (Petitioner/Owner) for property located approx. 460' south from the SW corner of US 30 & Clay St. zoned PBP, 15.899 acres

**Request:** Tabled: Clay Parkway Business Park  
**Purpose:** Proposed 1-lot subdivision  
 Preliminary Plat \_\_\_ Denied \_\_\_ Deferred X Vote 9-0

Present and representing the petitioner was Attorney Mark Anderson, Anderson & Anderson, 9211 Broadway, Merrillville and followed up on outstanding concerns from the December 29<sup>th</sup> special meeting. He stated as of late today, DVG Engineering provided a revised site plan, in which Mr. Pietrzak reviewed and provided comments back to DVG. Outstanding issues were pond easements and the frontage road which will be addressed in the Development Agreement. Due to the outstanding issues Mr. Anderson requested

another special meeting to allow the project to move forward. Mr. Pietrzak noted comments he received from Alex Olesker, City Deputy Engineer, as being the frontage road has not been and must be shown on the plans; it appears the driveways are shown and referenced to be City Standards but the detail is crossed out in our Standards at the end of their site plan and will need to remove the cross-out marking; they need to show the safety ramp added to the pond; on Sheet C105 the eastern flared end is not connected to the pipe at the southern culvert and there may be an issue with the 5% slopes between buildings 1& 2. Given the short time frame provided for review, there are items that have not been reviewed as of yet such as the drainage calculation and storm sewers, inverts, etc. Also shown but not yet reviewed, are the berms along Clay Street. A special meeting was scheduled for January 17<sup>th</sup> at 6:00 p.m. Mr. Allen motioned to Table Petition 22-42 including all discussion, seconded by Mr. Chhutani. All ayes, motion carried. (9-0)

8. 22-46 Redwood USA LLC/Kellie McIvor (Petitioner/Agent) for property located on the NW corner of Grand Blvd. & US 30, zoned PUD, 23.4 acres

**Request:** Tabled: Rezone

**Purpose:** From PUD to proposed PUD

Favorable Rec X Unfavorable Rec \_\_\_\_\_ Deferred \_\_\_\_\_ Vote 9-0

Present were Kelly McIvor and Jeff Ban, DVG. Ms. McIvor reiterated by saying they are proposing a multi-family rental development and addressed 3 issues that were discussed during the November meeting. (1) Installing sidewalks along Grand Blvd., State Rd. 51. She mentioned the State is responsible for installing sidewalks since Grand Blvd. is a state highway but they would install them if the City required them. (2) Receiving updated Design Standards in which she stated they have been provided to Mr. Pietrzak. (3) The width of the interior sidewalks. Ms. McIvor stated they are proposing 22' wide streets and barrier-free access to FHA/ADA 4' sidewalks. Mr. Allen mentioned he was not comfortable with 22' wide streets and 4' sidewalks especially when the City requires 5' sidewalks. Anticipating the Commission would request the increased width, their engineer informed her they had one additional foot to work with for their development. The Commission felt comfortable with the proposed 22' wide streets but to increase the sidewalk width to 5' and to install a 5' sidewalk to their property line on the proposed north/south West Creek Drive. Mr. Vinzant motioned for a Favorable Recommendation to the Common Council for Petition 22-46 with the revisions of increasing the sidewalks from 4' to 5', a minimum of 5' wide sidewalks to Grand Blvd. and to modify the concept plan to include the extension of a 5' sidewalk to the property line to the south including all discussion and Findings of Fact, seconded by Mr. Allen. All ayes, motion carried. (9-0)

9. 22-51 David Lasser (Petitioner/Agent) for property bounded by approximately 700' east and 700' south from the SE corner of US 30 & Colorado Street, zoned B-3 and M-1, 23.43 acres

**Request:** Bionic Park

**Purpose:** Final Plat 2-lot subdivision

Approved \_\_\_ Denied \_\_\_ Deferred X Vote \_\_\_\_\_

Tabled at acceptance of agenda.

- 10. 23-01 Daniel Campagna (Petitioner/Agent) 705 E. 4<sup>th</sup> St. located 200' east from the SE corner of 4<sup>th</sup> & Center St., zoned B-2, approx. 0.07 acre
  - Request:** Site Plan
  - Purpose:** Proposed increase of leased property for additional cell tower equipment
  - Granted  X  Denied      Deferred      Vote  9-0

Present via Zoom were Riken Patel and Pat Quevillon, PI Towers. An amended site plan was provided to reflect the layout of the wireless communication tower behind the PCC Building. Due to the location of the NIPSCO easement, they deviated from the original approved 2019 site plan. Mr. Allen motioned to Grant Petition 23-01 including all discussion, seconded by Mr. Vinzant. All ayes, motion carried. (9-0)

- 11. 23-02 Sumac, Inc. (Petitioner/Agent) located approx. 400' west from the SW corner of US 30 & Utah St., zoned B-3. 1.97 acres
  - Request:** Public Hearing: Site Plan
  - Purpose:** Proposed office/office supply warehouse for Pulse Technology
  - Granted  X  Denied      Deferred      Vote  9-0

Present was Jim O'Malley, architect for the office supply project. Proposed on the rear of the property is an approximate 8,750 sq. ft. pre-engineered wood warehouse building consisting of 2 overhead doors and truck docs. Also a landscaped island will be added between the parking lot and the frontage road. Mr. Gralik mentioned one of the concerns are the downspouts on the proposed building that will drain across the property to the east and required them to be connected to the drainage system. Mr. O'Malley stated that the downspouts will be connected into the truck doc area drainage system which will discharge out to the drainage swale at the south end of the property. Mr. Pietrzak noted as part of the previous rezone approval they are required to dedicate the right of way and provide the ingress/egress access along Utah Street and provide a 20' drainage & utility easement to overlay the existing 20' Merrillville Conservancy District (MCD) easement on the south of the property which will be tied to the site plan approval. Ms. Galka opened and closed the public hearing for Petition 23-02 without public comments. Mr. Pietrzak reviewed outstanding comments provided by Mr. Olesker, Deputy Engineer. Mr. Arvia, DVG, addressed the issues by explaining that once the stormwater is pumped onto the rip rap it will sheet flow off the parking lot to a southern bio-swale which carries to the east and into MCD's 20' drainage & utility easement overlay; bollards are not being used and will be crossed out on sheet C203 and will install a 1' wide concrete ribbon curb on the northern parking lot. Mr. Vinzant motioned to Grant Site Plan Approval for Petition 23-02 contingent on the new downspouts will drain to the south, install a concrete ribbon curb along the north parking lot, the bollard detail will be removed from sheet C203 and provide a Long-Term Operation Maintenance Agreement for the pond including all discussion, seconded by Mr. Allen. All ayes, motion carried. (9-0)

Consultation/Discussion:  
 Removed at acceptance of agenda. *PC 22-36A Lineage Logistics (Final plat approved November 3, 2022)*  
*Request 4 month extension to record mylars to March 3, 2023*

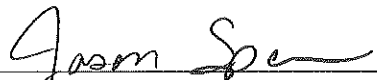
*Additional monthly meetings during the busy season:* Ms. Galka mentioned the mayor informed her that some petitioners had complained to him about the length of some of the meetings. He asked her to get the commission's thoughts for increasing the number of meetings to either twice a month or only during the busier time of year. Discussion ensued and it was felt that additional meetings may be beneficial and will research the protocol for adding additional meetings each month.

Mr. Brooks mentioned that due to filing for candidacy for the vacated 3<sup>rd</sup> District Council position, this may be his last meeting on the commission.

Ms. Galka confirmed a special meeting will be held on Tuesday, January 17<sup>th</sup> at 6 p.m.

There being no further comments or discussion Mr. Vinzant motioned to adjourn, seconded by Mr. Chhutani. All ayes, motion carried. (9-0) Meeting adjourned at 9:00 p.m.

  
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 Maria Galka, President ATTEST.

  
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 Jason Spain, Secretary