

CITY OF HOBART PLAN COMMISSION
MINUTES OF JANUARY 6, 2026

Maria Galka called the meeting to order at 6:30 p.m. with the Pledge of Allegiance. Members in attendance: Stuart Allen, Lloyd Emig, Dan Schultz, Mark Kara, Maria Galka, Dave Vinzant, Kreg Homoky, Matt SeDoris and Alex Metz, City Engineer. Also in attendance: Heather McCarthy, City Attorney; Feliz Perry, Building Official; Stephanie Luken, Deputy Engineer; Connor Miller, Zoning Administrator and Joy Respecke, Recording Secretary.

Approval of Minutes: Mr. Allen motioned to approve the minutes of the December 4, 2025 meeting, seconded by Mr. SeDoris. All ayes, motion carried. (9-0)

Election of Officers: Mr. Allen motioned to retain the existing officers, seconded by Mr. SeDoris. All ayes, motion carried. (9-0) Ms. Galka, President; Mr. Vinzant, Vice-President & Mark Kara, Secretary

Communications/Acceptance of Agenda: Mr. Kara requested to Table Petitions 23-12, 25-16, 25-30A and 25-38. Mr. Allen motioned to approve the agenda as amended, seconded by Mr. Emig. All ayes, motion carried. (9-0)

Old Business

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

Request: Tabled: Hickory Hollow

Purpose: A proposed 67-lot subdivision

Final Plat Approval ___ Denied ___ Deferred X Vote ___

Tabled at acceptance of agenda.

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

Request: Tabled: JRS Spot Subdivision

Purpose: Proposed 1-lot subdivision

Final Plat Approval X Denied ___ Deferred ___ Vote 9-0

Present was Rich Piazza, Krull Abonmarche requesting final plat approval for the 1-lot subdivision. Mylars will be provided tomorrow morning for signatures. Mr. Allen motioned to Grant Final Plat Approval for Petition 24-05 contingent on the city engineer reviewing the mylars for accuracy prior to signing including all discussion and Findings & Decision, seconded by Mr. Kara. All ayes, motion carried. (9-0)

3. **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 X Vote ___

Tabled at acceptance of agenda.

4. 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 X Vote ___

Tabled at acceptance of agenda.

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: RaceTrac Plat of Subdivision

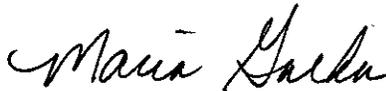
Purpose: A proposed 1-lot subdivision

Final Plat Approval ___ Denied ___ Deferred X Vote 9-0

Tabled at acceptance of agenda.

Consultation/Discussion: None

There being no further comments or discussion Mr. Allen motioned to adjourn, seconded by Mr. Kara. All ayes, motion carried.
(9-0) Meeting adjourned at 6:35 p.m.



Maria Galka, President



Mar Kara, Secretary