

**HOBART BOARD OF ZONING APPEALS  
SPECIAL MEETING MINUTES OF APRIL 20, 2021**

Stuart Allen (via Zoom) called the special meeting to order at 9 a.m. with the Recitation of the Pledge of Allegiance. Members in attendance: Stuart Allen, John Brezik, Ron Jackson and Jason Spain. Member absent: Scott Gregory Also in attendance: Ross Pietrzak, City Planner and Joy Respecke, Recording Secretary. Also absent: Phil Gralik, City Engineer

**The purpose of this meeting will be for the sole agenda items of:**

**BZA 21-11 A petition request for a Use Variance to allow a laydown yard & temporary construction trailers Sec. 154.042 located southeast of the 61<sup>st</sup> Ave. & Wisconsin St. roundabout, zoned R-1, 2.72 acres**

Mr. Allen opened and closed the public hearing for Petition 21-11 without public comments. Mr. Elmer, NPL Construction, stated they have been hired by NIPSCO to install a 15" gas pipeline and part of the use of the area is to provide a centralized meeting area for the unions for their daily safety topics and NIPSCO's temporary offices for their inspectors. There will be no materials stored on site other than sand bags and PPE. Mr. Pietrzak noted the Plan Commission granted site plan approval for one year with a possible extension if needed. Clerk-Treasurer Longer informed the Board that at the Board of Public Works April 7<sup>th</sup> meeting they approved the use of the easement for this proposed project pending the approvals of the BZA and Plan Commission. Mr. Spain motioned for a Favorable Recommendation to the Common Council for Petition 21-11 for a period of one year including all discussion and Findings of Fact, seconded by Mr. Brezik. All ayes, motion carried. (4-0)

Favorable Rec.  X  Unfavorable Rec.      Deferred      Vote  4-0

**BZA 21-11A A petition request for a Developmental Standards Variance to permit a temporary gravel parking area w/#2 gravel at the entrance Sec. 154.358 (E)(2) located southeast of the 61<sup>st</sup> Ave. & Wisconsin St. roundabout, zoned R-1, 2.72 acres**

Mr. Allen opened and closed the Public Hearing for Petition 21-11A without public comments. Mr. Elmer noted the temporary graveled site will be restored to its original condition at the end of the use. Mr. Allen requested watering down the gravel to control any dust issues. Mr. Brezik motioned to Approve Petition 21-11A for one year and water for dust issues including all discussion and Findings of Fact, seconded by Mr. Jackson. All ayes, motion carried. (4-0)

Approved  X  Denied      Deferred      Vote  4-0


**BZA 21-11B A petition request for a Developmental Standards Variance to permit parking for vehicles over 11,000 lbs. Sec. 154.358 (A)(2) located southeast of the 61<sup>st</sup> Ave. & Wisconsin St. roundabout, zoned R-1, 2.72 acres**

Mr. Allen opened and closed the public hearing for Petition 21-11B without public comments. Mr. Elmer mentioned as part of their construction there are small dump trucks, no tri-axels or semi-dump trucks, which occasionally are parked overnight on the property. Mr. Spain motioned to Approve Petition 21-11B including all discussion and Findings of Fact, seconded by Mr. Jackson. All ayes, motion carried. (4-0)

Approved X Denied \_\_\_\_\_ Deferred \_\_\_\_\_ Vote 4-0

Mr. Spain motioned to adjourn, seconded by Mr. Jackson. All ayes, motion carried. (4-0)  
Meeting adjourned at 9:10.

  
Stuart Allen, Chairman

  
John Brezik, Secretary *ATTEST:*