

**MINUTES OF THE REGULAR MEETING
COMMON COUNCIL OF THE CITY OF HOBART
LAKE COUNTY, INDIANA
May 19, 2021**

Call to Order: Mayor Snedecor called the meeting to order at 6:00 p.m. followed by the Pledge of Allegiance, and moment of silence. The meeting was held with the building open to the public and a call-in number for remote public participation.

Roll Call: The following members were present in person: Mr. Kopil, Mr. Huddlestun, Mr. Maggio, Mr. Vinzant, Mr. Wells, Mr. Claussen and Mr. Waldrop. Also present: City Attorney McCarthy and Clerk-Treasurer Longer.

Reading of the Minutes: Motion by Mr. Claussen, seconded by Mr. Kopil, to approve the minutes of the regular meeting of May 5, 2021 as presented. All aye, motion carried. (7-0)

Correspondence: City Planner Ross Pietrzak presented information on a proposed Request for Qualifications to find an entity to work with the City to update the City's Comprehensive Plan. He stated that a steering committee will be formed consisting of the City Planner, City Engineer, Parks Director, Economic Development Director, City Council Member, Plan Commission Member and Park Board Member and the timeline anticipates the selection of a firm by mid-August. The Council will be asked to name one of their members to this group. Mr. Pietrzak will be issuing additional information in the future as to the expectations of the steering committee to provide an idea of the time commitment anticipated and asked the Council for a motion of support for this process. Motion by Mr. Vinzant, seconded by Mr. Maggio, to support the RFQ/RFP process proposed for the selection of candidates related to the update of the Comprehensive Plan. All aye, motion carried. (7-0)

Committee Reports: Mr. Huddlestun announced that an Ordinance Committee meeting will be held on Wednesday, June 9, 2021 at 5:30 p.m. in the Council Chambers.

Approval of Agenda: Motion by Mr. Vinzant, seconded by Mr. Huddlestun, to approve the agenda as presented. All aye, motion carried. (7-0)

Unfinished Business:

Tabled: Request for Use Variance: to permit a proposed climate-controlled storage facility and outdoor storage for RV's & boats at 7305 Grand Blvd. located 1,300' north from the Northeast corner of Grand Blvd. & 73rd Ave. Sec. 154.133, zoned B-1, 2acres: Alka Properties/Mitre Kutanovski: Motion by Mr. Vinzant, seconded by Mr. Maggio, to remove this item from the table. All aye, motion carried. (7-0)

The Petitioner was not present. City Planner Ross Pietrzak stated that the site plan has been approved by the Plan Commission and the fencing will be covered with an approved wooden fence on the outside face of the fencing. The BZA had recommended approval of the Use Variance contingent upon site plan approval and an inspection by the Fire Department for proper code requirements. Motion by Mr. Vinzant, seconded by Mr. Maggio, to approve the Use Variance as presented.

Discussion followed regarding concerns that the petitioner did not initially follow the zoning and permitting regulations but the Plan Commission and the BZA have vetted the situation, working with the Petitioner, held public hearings and required additional Developmental Standard Variances that were also approved and recommended approval of the Use Variance with the conditions stated. Mr. Vinzant stated the improvements to properties should enhance the property and the area rather than just doing everything the same as in the past as this brings up the values in the entire area. Mr. Waldrop noted that the property is unique and presents a hardship to the owner as to how it may be used. The Council called for the question. All aye, motion carried. (7-0)

Tabled: Ordinance 2021-04 (2nd Reading): An Ordinance Amending the Municipal Code concerning Contractor Licensing: Building Official Jeremy Ogden was not present but had requested this item remain on the table at this time as he is continuing to discuss the Ordinance with the trades.

Ordinance 2021-11 as amended (2nd Reading): An Ordinance Amending the Municipal Code of the City of Hobart Concerning Golf Carts and Authorizing the Use of Golf Carts and Recreational Off-Road Vehicles on the Streets and Alleys of the City of Hobart, Indiana under specified conditions. The second reading of the Ordinance was held. Motion by Mr. Kopil, seconded by Mr. Huddlestun, to adopt Ordinance 2021-11 as amended. Roll Call Vote taken. Aye: Kopil, Huddlestun, Maggio, Claussen, Waldrop / Nay: Vinzant, Wells. Motion carried. (5 Aye / 2 Nay)

New Business:

Compliance with Statement of Benefits: Hanson Cold Storage d/b/a Hanson Logistics: 2201 Northwind Parkway (Real & Personal Property): Director of Development Beth Jacobson stated that Hanson Logistics exceeded the estimates on their SB-1 forms in all areas and recommended approval. Discussion followed as to the differences between the costs of Personal Property and the assessed values and how those AV's are determined. Ms. Jacobson stated these are determined by the Assessor's Office by a formula and the Council stated they may request information from the Assessor in the future as to how personal property is assessed. Motion by Mr. Maggio, seconded by Mr. Kopil, to approve the Compliance with Statement of Benefits for Hanson Cold Storage d/b/a Hanson Logistics for both Real and Personal Property as presented. All aye, motion carried. (7-0)

Resolution 2021-10: A Resolution to Petition to Appeal for an Increase above the Maximum Levy: The Resolution was read. Mrs. Longer explained that this would start the process of filing a shortfall appeal for year 2020 property taxes not collected. Motion by Mr. Waldrop, seconded by Mr. Wells, to approve Resolution 2021-10 as presented. All aye, motion carried. (7-0)

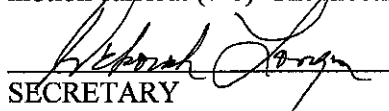
Ordinance 2021-12: An Ordinance Transferring Appropriations within the 2021 budget of the MVH Fund and the General Fund, Economic Development Department, in the City of Hobart, Lake County, Indiana: The Ordinance was read. Motion by Mr. Vinzant, seconded by Mr. Maggio, to pass Ordinance 2021-12 on first reading. Roll Call Vote taken. All aye, motion carried. (7-0)
Motion by Mr. Maggio, seconded by Mr. Vinzant, to suspend the rules, declare an emergency and proceed with the second reading of the Ordinance this evening. All aye, motion carried. (7-0)

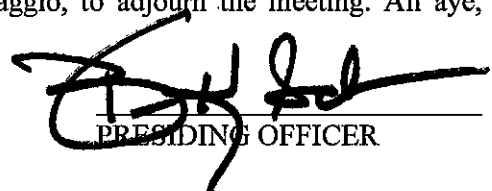
Ordinance 2021-12: An Ordinance Transferring Appropriations within the 2021 budget of the MVH Fund and the General Fund, Economic Development Department, in the City of Hobart, Lake County, Indiana: The second reading of the Ordinance was held. Motion by Mr. Vinzant, seconded by Mr. Maggio, to adopt Ordinance 2021-12 as presented. Roll Call Vote taken. All aye, motion carried. (7-0)

Announcements: Mike Chhutani distributed menus from the newly opened Lighthouse Whole Food Grill located at 1403 S. Lake Park Avenue. Mr. Snedecor thanked Mike for his involvement in the community as a member of the Plan Commission and for his investment in the community with the opening of this new restaurant.

Mr. Snedecor asked if anyone wished to address the Council and there was no further response.

Adjournment: Motion by Mr. Claussen, seconded by Mr. Maggio, to adjourn the meeting. All aye, motion carried. (7-0) The meeting adjourned at 6:35 p.m.


SECRETARY


PRESIDENT OFFICER