

**HOBART PLAN COMMISSION, CITY OF HOBART
SPECIAL MEETING MINUTES OF MAY 27, 2021**

Maria Galka called the special meeting to order at 12:04 p.m. with the recitation of the Pledge of Allegiance. Members present: Lloyd Emig, Mike Chhutani (via Zoom), Rich Lain, Jason Spain, Maria Galka and Phil Gralik, City Engineer. Members Absent: Stuart Allen, Dave Vinzant and Craig Brooks. Also in attendance: Ross Pietrzak, City Planner.

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

PC 21-22: A petition for Site Plan Review

PC 21-22A: Public Hearing: A petition for a PUD Amendment

PC 21-22: A petition for Site Plan Review, for the proposed construction of a light manufacturing building with office and associated parking and utilities located 800' east from the NE corner of 69th Avenue & Mississippi Street, zoned PUD (M-1), 51.96 acres.

Paul Thurston and Joe Hallak of Becknell Industrial were present in the meeting via Zoom. Mr. Thurston stated that the client altered the dock orientation and number of docks on the north side of the building after initial Plan Commission approval, resulting in the need to return to the Commission for re-approval. Mr. Pietrzak stated that the changes to the plan are minor. Ms. Galka asked a procedural question relating to the order of the petitions and if the PUD Amendment should be heard first. Mr. Pietrzak stated that, because the two petitions are being heard at the same meeting, they could be discussed in either order with a Site Plan approval contingent on the PUD Amendment should the Plan Commission deem that necessary. Mr. Hallak indicated the biggest change was adding two docks to the north side of the building and reconfigured the spacing of the docks to space them out more. This additional spacing also required additional paving as a result. Mr. Hallak confirmed the number of doors on the south side of the building were decreasing from two to one. Mr. Pietrzak also indicated that the fence line along the east of the loading dock area was adjusted as well to accommodate the additional doors and spacing. Mr. Chhutani asked if the door on the south would still be the same drive-in style of door as originally proposed. Mr. Hallak stated the truck movements would be the same. Ms. Galka asked if there were any new drainage concerns. Mr. Gralik stated that the changes were minor and that no new drainage concerns have arisen. An updated SWPPP was provided and approved. Mr. Chhutani asked if there were any proposed changes to outdoor storage. Mr. Thurston stated that, per the PUD regulations, outdoor storage would remain on the northside of the building and that they were not requesting any changes to outdoor storage. Mr. Gralik motioned to approve Petition 21-22 including all discussion and Findings of Fact, seconded by Mr. Emig. A roll-call vote was taken, all ayes, motion carried. (6-0)

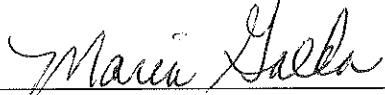
Approved X Denied _____ Deferred ___ Vote 7-0

PC 21-22A: Public Hearing: A petition for a PUD Amendment, for the proposed construction of a light manufacturing building with office and associated parking and utilities located 800' east from the NE corner of 69th Avenue & Mississippi Street, zoned PUD (M-1), 51.96 acres.

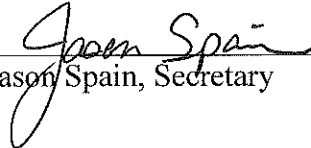
Paul Thurston and Joe Hallak of Becknell Industrial were present in the meeting via Zoom. Mr. Thurston stated this amendment corresponds with the site plan that was previously discussed in the meeting. Ms. Galka opened the public hearing for Petition 21-22A. *Mayor Snedecor: Mayor Snedecor stated he supported the efforts and felt this was a great project.* Hearing no further comments Ms. Galka closed the public hearing for Petition 21-22A. Mr. Pietrzak stated that the necessity for this amendment is that the petitioner's site plan shows an increase in the paved area and fencing from what is shown in the approved preliminary plan. The Zoning Ordinance requires that the Plan Commission determine a final detailed plan is in conformance with the preliminary plan. If a site plan is submitted for a PUD that meets or is less than the approved preliminary plan, an amendment would not be necessary. Ms. Galka asked for clarity that, even if a site plan were a decrease or reflected development less than what was approved in the PUD, it would still come before the Plan Commission for approval. Mr. Pietrzak confirmed as much and stated that, in those cases, the Plan Commission would only need to review a site plan application, whereas this requires a PUD Amendment in addition to site plan approval. Mr. Chhutani asked if the existing house was going to be demolished as a result of this plan as requested in previous meetings. Mr. Thurston stated that they were allowing the Hobart Fire Department to conduct training exercises prior to demolishing the building and that those exercises were completed. The house should be demolished soon. Mr. Thurston stated they are looking to close tomorrow. Mr. Chhutani asked if the name of the business would be disclosed after the closing. Mr. Pietrzak stated that that information was not relevant to the proposal before the Plan Commission and that the petitioner is not obligated to address the request. Mr. Thurston stated the business would determine when they would announce while they handle the logistics of a move. Mr. Spain motioned for a Favorable Recommendation to the Common Council for Petition 21-22A including all discussion and Findings of Fact, seconded by Mr. Lain. A roll call vote was taken, all ayes, motion carried.

Favorable Rec. X Unfavorable Rec. _____ Deferred ___ Vote 6-0

Mr. Spain motioned to adjourn, seconded by Mr. Gralik. All ayes, motion carried. (6-0) Meeting adjourned at 12:16 p.m.



Maria Galka, President



Jason Spain, Secretary