

ORDINANCE NO. 2022-19

**AN ORDINANCE OF THE CITY OF HOBART, INDIANA
PROVIDING THAT THE ZONING ORDINANCE OF THE CITY OF HOBART,
LAKE COUNTY, INDIANA BE AMENDED BY CHANGING AN
ESTABLISHED PUD & R-3 ZONE TO M-1 ZONE CLASSIFICATION**

WHEREAS, THE HOBART CITY PLAN COMMISSION by a majority vote recommended that its **Petition No. 22-25** be adopted and that the Council rezone this property.

NOW THEREFORE, BE IT ORDAINED by the Common Council of the City of Hobart, Indiana:

SECTION 1. That, the City Zoning Ordinance No. 93-59 as amended and readopted as amended under Ordinance No. 2001-41 and entitled "Zoning Ordinance of the City of Hobart, Indiana", and particularly the zone maps which are made a part of said Ordinance No. 93-59, be and the same is hereby amended by making certain changes as follows:

By changing the following described real estate on the zone maps from its established zoning PUD (Planned Unit Development) & R-3 (Single to Four-Family Residential District) classification to M-1 (Light Manufacturing District) zoning classification:

PARCEL 1:

LOT 1 IN A RESUBDIVISION OF PART OF LOT "E" AND PART OF LOT "G" IN NORTH WIND CROSSINGS, A PLANNED UNIT DEVELOPMENT OF THE CITY OF HOBART, LAKE COUNTY, INDIANA AS RECORDED IN PLAT BOOK 100, PAGE 84, AND AS DOCUMENT NUMBER 2007-004876 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, CONTAINING 21.85 ACRES MORE OR LESS.

PARCEL 2:

ALL THAT PART OF THE NORTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 28 MINUTES 07 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 579.59 FEET; THENCE SOUTH 16 DEGREES 33 MINUTES 51 SECONDS EAST INTO SAID SOUTHEAST QUARTER, A DISTANCE OF 346.90 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 56 SECONDS EAST, A DISTANCE OF 127.97 FEET; THENCE SOUTH 09 DEGREES 50 MINUTES 39 SECONDS EAST, A DISTANCE OF 1004.69 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE WEST HALF OF THE SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 30 MINUTES 24 SECONDS WEST ALONG THE SAID SOUTH LINE, A DISTANCE OF 977.78 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE WEST HALF OF THE SAID

SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 01 MINUTES 11 SECONDS WEST ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER, A DISTANCE OF 1319.96 FEET TO THE POINT OF BEGINNING, CONTAINING 25.02 ACRES MORE OR LESS.

SECTION 2. The City Council now finds that the above zone change will not be injurious to the public health, safety, morals and general welfare of the community and the use or value of the area adjacent to the property included in this Ordinance will not be affected in a substantially adverse manner and the need for the change in zoning herein arises from a condition peculiar to the property involved and the condition is not due to the general condition of the neighborhood. The Council further finds that the strict application of the terms of the zoning ordinance will constitute an unusual and unnecessary hardship if applied to the property herein if this rezoning were not granted and this rezoning does not interfere substantially with the comprehensive plan.

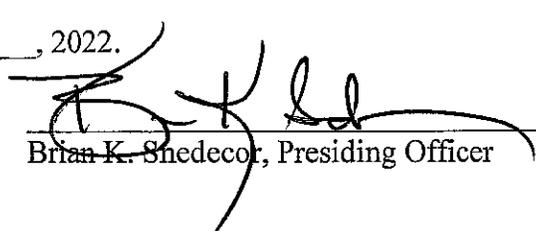
SECTION 3. The Common Council of the City of Hobart finds the zone change will take effect upon the following conditions being fulfilled by the owner:

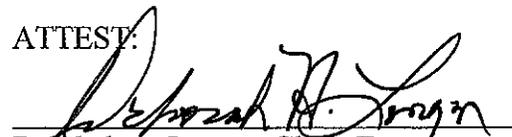
All buildings or uses permitted and placed upon said described real estate shall fully conform to all the provisions of the Zoning Ordinance of the City of Hobart, Indiana and shall have obtained the proper permits.

SECTION 4. That the City Engineer and/or Zoning Administrator is hereby authorized and directed upon the enactment and approval of this Ordinance, to cause a change to be made on the zone maps, to make certain notations in ink thereof and to record the date of passage of this Ordinance.

SECTION 5. Since an emergency exists for the immediate taking effect of this Ordinance, the same shall be in fully force and effect from and after its passage by the Common Council of the City of Hobart; upon the approval of the Mayor of the City of Hobart Indiana; and as soon thereafter as otherwise provided for by law.

PASSED and ADOPTED by the Common Council of the City of Hobart, Indiana on this

3rd day of August, 2022.

Brian K. Shedecor, Presiding Officer

ATTEST:

Deborah A. Longer, Clerk-Treasurer

Presented by me to the Mayor of the City of Hobart, Indiana, for his approval and signature this

3rd day of August, 2022 at 6:45 o'clock P. M.

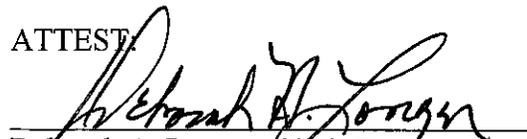

Deborah A. Longer, Clerk-Treasurer

APPROVED and SIGNED by me, the Mayor of the City of Hobart, this 3rd day of

August, 2022.


Brian K. Snedecor, Mayor

ATTEST


Deborah A. Longer, Clerk-Treasurer

**CERTIFICATION AND REPORT TO
COMMON COUNCIL OF THE CITY OF HOBART ON
ZONE MAP CHANGE**

CERTIFICATION TO: Common Council of the City of Hobart

FROM: Ross Pietrzak, City Planner

RE: Change to be made on the zone map.

DATE: July 12, 2022

PETITIONER: Lineage Logistics, LLC
Robert Sangdahl
46500 Humbolt Dr.
Novi, MI 48377

REQUEST: Proposed rezone from PUD (Planned Unit Development) & R-3 (Single to Four-Family Residential District) to M-1 (Light Manufacturing District)

PROPOSED USE: 171,000 sf. addition 140' in height to Hanson Cold Storage

GENERAL LOCATION: Approximately 1,000' east of North Wind Parkway

LEGAL DESCRIPTION: PARCEL 1: (ZONED PUD)
LOT 1 IN A RESUBDIVISION OF PART OF LOT "E" AND PART OF LOT "G" IN NORTH WIND CROSSINGS, A PLANNED UNIT DEVELOPMENT OF THE CITY OF HOBART, LAKE COUNTY, INDIANA AS RECORDED IN PLAT BOOK 100, PAGE 84, AND AS DOCUMENT NUMBER 2007-004876 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, CONTAINING 21.85 ACRES MORE OR LESS.

PARCEL 2: (ZONED R-3)
ALL THAT PART OF THE NORTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 28 MINUTES 07 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 579.59 FEET; THENCE SOUTH 16 DEGREES 33 MINUTES 51 SECONDS EAST INTO SAID SOUTHEAST QUARTER, A DISTANCE OF 346.90 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 56 SECONDS EAST, A DISTANCE OF 127.97 FEET; THENCE SOUTH 09 DEGREES 50

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PLAN COMMISSION PETITION NO.: 22-25

DATE OF PLAN COMMISSION ACTION: July 7, 2022

DEADLINE FOR CITY COUNCIL ACTION: October 10, 2022

CERTIFICATION:

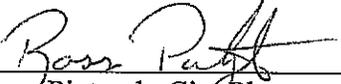
ACTION TAKEN BY PLAN COMMISSION:

Recommendation to the Common Council to Approve the change of zone requested
(Favorable recommendation)

CONDITIONS: None

VOTE: 8-0

I certify that the foregoing information accurately represents the action taken on this matter by the City of Hobart Plan Commission.

 7/12/22

Ross Pietrzak, City Planner
City of Hobart

Hanson
REZONE

PC 20-25

Findings of Fact

In the following space please provide the reason and concept of why you propose to amend the zoning map and provide justification. Consider the following in your response;

- (1) the comprehensive plan;
- (2) current conditions and the character of current structures and uses in each district;
- (3) the most desirable use for which the land in each district is adapted;
- (4) the conservation of property values throughout the jurisdiction; and
- (5) responsible development and growth.

New zoning is consistent with the comprehensive plan for this area (Jan 2016).
Developing this property will allow for current Hanson site to meet demand and
continue their partnership with Hobart for many years.

The rezone should/should not be granted because; (Must meet all the following requirements.)

(a) the petition is not "spot zoning" which will confer a special benefit to the petitioner on a small tract of land with no commensurate benefit to the community.

(b) the comprehensive plan will not be disrupted or destroyed because:
Consistent with the comprehensive plan

(c) the land involved is suitable for the proposed land change because:
The land is intended for industrial development

(d) the topography is suitable for the proposed land use without adverse effect upon the surrounding land because: Suitable topography on site for industrial development

(e) the property value of adjacent property would not be decreased because:
The properties are already adjacent to an industrial park already, so property values should not be affected

[Signature]
Signature of Petitioner/Agent

6/3/22
Date

Decision:

After public hearing and review by the Hobart Advisory Plan Commission for the recommendation to rezone, the Plan Commission now finds that the Petition to Rezone Does or Does Not comply with the standards in the zoning ordinance.

All of which this 7th day of July, 2022 by a majority vote of the Hobart Advisory Plan Commission.

[Signature]
Plan Commission President

Attest:
[Signature]
Plan Commission Secretary/Zoning Official

MEMORANDUM

DATE: JULY 12, 2022

TO: HOBART COMMON COUNCIL MEMBERS
MAYOR BRIAN K. SNEDECOR
CITY ATTORNEY HEATHER McCARTHY

FROM: ROSS PIETRZAK, CITY PLANNER

RE: PETITION TO REZONE PROPERTY
PLAN COMMISSION PETITION 22-25

Attached please find a Certification and Proposed Ordinance for your consideration regarding Plan Commission Petition 22-25, a petition request to rezone from PUD (Planned Unit Development) & R-3 (Single to Four-Family Residential District) to M-1 (Light Manufacturing District), zoned PUD & R-3, 46.87 acres

PUBLIC HEARING MINUTES OF THE PLAN COMMISSION MEETING OF JULY 7, 2022:

Mr. Allen recused himself. Present were Robert Sangdahl, Lineage Logistics and Richard Desmeule. Mr. Sangdahl provided a presentation for their cold storage facilities. He stated they move food from the growers to customers and everything in-between. They are proposing a sprinkled, energy efficient 171,000 sq. ft. addition to the existing building. The freezer area is an automated facility with employees working in the dock area and small office space. Mr. Desmeule stated the 140' in height storage area is constructed with a racking system that holds the pallets and the skeleton of the building is covered with light-weight insulated architectural panels to maintain a thermal environment within the building. Their buildings are constructed taller to create a smaller footprint and be more energy efficient. Earlier at the Board of Zoning Appeals meeting, they were approved for a variance to exceed the 50' building height contingent on approval for the rezone. Proposed is a dawn to dusk 2-shift operation with approximately 75 to 100 trucks a day. Lighting will be designed to be compliant with the site plan regulations. Ms. Galka opened and closed the public hearing for Petition 22-25 without public comments. Mr. Pietrzak noted the fire department requested an additional access point to the building and will need to be provided during site plan review. He also noted if the rezone is approved, they will return for site plan and a subdivision. Mr. Vinzant motioned for a Favorable Recommendation to the Common Council for Petition 22-25 including all discussion and Findings of Fact, seconded by Mr. Brooks. All ayes, motion carried. (8-0)