

COMMON COUNCIL OF THE CITY OF HOBART, INDIANA

RESOLUTION NO. 2023-14

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF HOBART,
LAKE COUNTY, INDIANA, APPROVING THE 2040 COMPREHENSIVE PLAN
FOR FUTURE LAND USE FOR THE CITY OF HOBART, INDIANA**

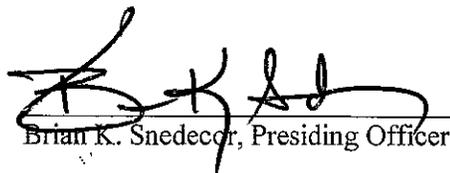
- WHEREAS,** the Plan Commission of the City of Hobart prepared the 2040 Comprehensive Plan for Future Land Use for the City of Hobart; and
- WHEREAS,** the Plan Commission held public meetings to discuss the 2040 Comprehensive Plan for Future Land Use on June 23, 2022 and April 20, 2023 at the City of Hobart Community Center and solicited additional public input via an online survey; and
- WHEREAS,** the Plan Commission commenced a duly advertised Public Hearing on the draft 2040 Comprehensive Plan on August 3, 2023 to hear public comments from interested persons; and
- WHEREAS,** the Plan Commission approved a motion by a unanimous vote of the Commissioners to recommend approval of the 2040 Comprehensive Plan for Future Land Use to the Common Council of the City of Hobart, which action has been duly certified to the Common Council; and
- WHEREAS,** the Hobart Common Council understands the use of the 2040 Comprehensive Plan for Future Land Use as a means to facilitate and promote the public health, safety, morals, convenience, order or general welfare and for the sake of efficiency and economy in the process of development; and
- WHEREAS,** the Hobart Common Council has considered the 2040 Comprehensive Plan for Future Land Use for the City of Hobart as presented and recommended by the Hobart Plan Commission;

NOW, THEREFORE, LET IT BE RESOLVED:

That the City of Hobart Common Council hereby approves the 2040 Comprehensive Plan for Future Land Use for the City of Hobart, Indiana, and the Clerk is hereby directed to file a copy of same in the Office of the Recorder of Lake County, Indiana

ADOPTED and APPROVED by the Common Council of the City of Hobart, Indiana on this 6th day of

September, 2023



Brian K. Snedecor, Presiding Officer

ATTEST:



Deborah A. Longer, Clerk/Treasurer

**CERTIFICATION AND REPORT TO
COMMON COUNCIL OF THE CITY OF HOBART ON
AMENDMENT OF THE ZONING ORDINANCE**

CERTIFICATION TO: Common Council of the City of Hobart

FROM: Connor Miller, Zoning Administrator

RE: 2040 Comprehensive Plan

DATE: August 30, 2023

PETITIONER: City of Hobart Plan Commission
414 Main Street,
Hobart, Indiana 46342

REQUEST: 2040 Comprehensive Plan

PLAN COMMISSION PETITION NO.: PC 23-20

DATE OF PLAN COMMISSION ACTION: August 3, 2023

DEADLINE FOR COMMON COUNCIL ACTION: November 28, 2023

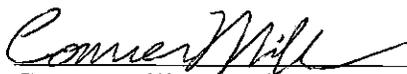
CERTIFICATION

ACTION TAKEN BY PLAN COMMISSION:
(Recommendation to the Common Council to Approve the 2040 Comprehensive Plan as requested (Favorable Recommendation))

CONDITIONS: To include the Thoroughfare Plan in the 2040 Comprehensive Plan

VOTE: 5-0

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



Connor Miller, Zoning Administrator
CITY OF HOBART

MEMORANDUM

DATE: AUGUST 30, 2023

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

FROM: CONNOR MILLER, ZONING ADMINISTRATOR

RE PC 23-20 2040 Comprehensive Plan

Please find below the draft minutes from the Plan Commission meeting related to the request.

DRAFT PUBLIC HEARING MINUTES OF THE AUGUST 3, 2023 PLAN COMMISSION

MEETING: Present were Siraj Asfahani, Kevin Clark and Justin Opitz and provided a presentation for the 3rd draft of the 2040 Comprehensive Plan. He stated the comprehensive plan is made up of five main themes: healthy neighborhoods, responsible growth, mobility, park and recreation and quality lifestyles. Mr. Olesker noted the 2019 Thoroughfare Plan was omitted and should be incorporated into the plan. Mr. Reardon felt that the plan is a flexible policy document to help guide development, provide guidance and will require activities by staff in the future. There will be suggestions and prioritizations that will occur and as a result, the next logical step is to identify areas that will provide positive orderly growth and development within the community. Mr. Vinzant opened the public hearing for Petition 23-20. Mayor Snedecor, 1214 State St. echoed Mr. Reardon's comments and commended the efforts involved in completing the plan. He felt it important that the future land map is reflective to the potential growth of the City. Joe Conn, 910 Lake St. stated he was opposed to the rezone of the 157 acres on Colorado St. & 61st Ave. and continues to oppose rezoning additional acreage in that area. He inquired if this area has increased for industrial development and asked if the acreage has been quantified. Mr. Asfahani mentioned they created 2 types of industrial zoning: one being manufacturing and the other as distribution centers & storage facilities which are less harmful use in the area. Mr. Conn requested the plan be delayed until after the election. Bill Eich, 1777 Gurney St. lives in the Eagle Creek subdivision on the north side of 61st Ave. and suggested the land on the south side be considered as a PUD area with mixed uses. Mark Kopil, 7739 Dakota St. had concerns there are no transitional buffering between the residential and business/industrial zoned areas between 10th St. and 69th Ave., the proposed general business uses mixed in with residential along Lake Park Ave./Grand Blvd. and to also include the Thoroughfare Plan. Attorney Scott Yahne representing a landowner (JLP Hobart Land LLC) stated they own a unique property that is zoned differently because of its unique characteristics. Therefore his client respectfully seeks the Commission's approval of modification to the 2040 Comprehensive Plan to change the map designation for the JLP property from Mixed Use to Employment Center. They have worked closely with City representatives to understand matters important to the City and its residents and to gather information regarding this contemplated project in hopes of gathering necessary input at the outset and has been the beneficiary of considerable guidance and assistance. Mr.

Yahne also provided a 6-page document supporting their request for the change to the map designation. (Via Zoom) Jennifer Williams, 1690 Sapphire Ct., candidate for the 4th District City Council. She stated she was opposed to the rezone on the southeast corner of 61st & Colorado St. and learned an additional 660 acres in that area is designated for industrial/distribution center. She is opposed to additional industrial/distribution centers within a mile of residential. She felt there should be more focus on small business and residential. Hearing no further public comments Mr. Vinzant closed the public hearing. Mr. Spain reiterated that the plan is a living document; a guide for potential developments. He felt diverse uses are needed within the city and also critical to mention that by not approving a plan the city may not be eligible for future grant funding. Mr. Spain motioned for a Favorable Recommendation to the Common Council for Petition 23-20 contingent on including the Thoroughfare Plan, including all discussion, seconded by Mr. Allen. All ayes motion carried. (5-0)