

**AGENDA
CITY OF HOBART PLAN COMMISSION
CITY HALL/COUNCIL CHAMBERS
414 MAIN STREET
THURSDAY JANUARY 5, 2023 - 7:00 P.M.**

Dial-in information

Connect to the call by dialing in with your phone.

(US) Chicago +1 312 626 6799

Access code 886 1100 7130

<https://us02web.zoom.us/j/88611007130>

I. Meeting called to order

II. Pledge of Allegiance

III. Record of those present

IV. Election of Officers

V. Approval of Minutes: December 1, 2022

VI. Communications/Acceptance of Agenda

VII: Business of the Day

1. 21-15 Cameron Bernard (Petitioner/Owner) 7190 Grand Blvd. located north & west of Grand Blvd. & Ainsworth Rd., zoned R-3, 2.5 acres

Request: Site Plan Extension

Purpose: Grand Trunk Storage unit facility

Granted _____ Denied _____ Deferred _____ Vote _____

2. 22-08 Hareh Patel (Petitioner/Owner) 4716 W. 61st Ave. located NW of the 61st Ave. & Marcella Blvd. intersection, zoned B-3, 6.4 acres

Request: **Tabled:** Site Plan

Purpose: Proposed 2,323 sq. ft. Dunkin' quick service restaurant

Granted ___ Denied ___ Deferred ___ Vote ___

3. 22-26 Mark Hovanec (Petitioner/Agent) at 337 N. Liverpool Rd. located 0.36 miles south from the SE corner of Liverpool & Old Ridge Rd., zoned M-1, 18.5 acres

Request: **Tabled:** Site Plan

Purpose: Proposed concrete crushing facility

Granted ___ Denied ___ Deferred ___ Vote ___

4. 22-30 Ryan Swanson (Petitioner/Agent) for property located approximately 330' from the SW corner of County Line & Ridge Rd. zoned B-3, 1.72 acres

Request: **Tabled:** Site Plan

Purpose: Proposed 10,640 sq. ft. Dollar General

Granted ___ Denied ___ Deferred ___ Vote ___

5. 22-38 Attorney Richard Anderson (Petitioner/Agent) for property located approx. 0.50 mile from the SE corner of Colorado St. & 61st Ave. zoned R-3, 67 acres

Request: **Tabled:** Rezone

Purpose: From R-3 to a proposed M-1

Favorable Rec ___ Unfavorable Rec ___ Deferred ___ Vote ___

6. 22-42 Cambridge Companies/Bryan Young (Petitioner/Owner) for property located approx. 460' south from the SW corner of US 30 & Clay St. zoned PBP, 15.899 acres

Request: **Tabled:** Site Plan

Purpose: 5 proposed office/warehouse buildings & 8 self-storage buildings

Granted ___ Denied ___ Deferred ___ Vote ___

7. 22-42A Cambridge Companies/Bryan Young (Petitioner/Owner) for property located approx. 460' south from the SW corner of US 30 & Clay St. zoned PBP, 15.899 acres

Request: **Tabled:** Clay Parkway Business Park

Purpose: Proposed 1-lot subdivision
Preliminary Plat ___ Denied ___ Deferred ___ Vote ___

8. **22-46** Redwood USA LLC/Kellie McIvor (Petitioner/Agent) for property located on the NW corner of Grand Blvd. & US 30, zoned PUD, 23.4 acres

Request: **Tabled:** Rezone

Purpose: From PUD to proposed PUD
Favorable Rec ___ Unfavorable Rec ___ Deferred ___ Vote ___

9. **22-51** David Lasser (Petitioner/Agent) for property bounded by approximately 700' east and 700' south from the SE corner of US 30 & Colorado Street, zoned B-3 and M-1, 23.43 acres

Request: Bionic Park

Purpose: Final Plat 2-lot subdivision
Approved ___ Denied ___ Deferred ___ Vote

10. **23-01** Daniel Campagna (Petitioner/Agent) 705 E. 4th St. located 200' east from the SE corner of 4th & Center St., zoned B-2, approx. 0.07 acre

Request: Site Plan

Purpose: Proposed increase of leased property for additional cell tower equipment
Granted ___ Denied ___ Deferred ___ Vote ___

11. **23-02** Sumac, Inc. (Petitioner/Agent) located approx. 400' west from the SW corner of US 30 & Utah St., zoned B-3. 1.97 acres

Request: **Public Hearing:** Site Plan

Purpose: Proposed office/office supply warehouse for Pulse Technology
Granted ___ Denied ___ Deferred ___ Vote ___

VIII. Consultation/Discussion: PC 22-36A Lineage Logistics (Final plat approved November 3, 2022)
Request 4 month extension to record mylars to March 3, 2023