

**AGENDA  
CITY OF HOBART PLAN COMMISSION  
CITY HALL/COUNCIL CHAMBERS  
414 MAIN STREET  
THURSDAY, FEBRUARY 6, 2020 - 7:00 P.M.**

**I. Meeting called to order**

**II. Pledge of Allegiance**

**III. Record of those present**

**IV. Approval of Minutes: December 5, 2019 & January 2, 2020**

**V. Communications/Acceptance of Agenda**

**VI. Business of the Day**

**1. 19-30** City of Hobart Plan Commission

**Request:** *Tabled: Public Hearing* Chapter 4, Existing Land Use

**Purpose:** Amend Comprehensive Plan

Favorable Rec. \_\_\_\_ Unfavorable Rec. \_\_\_\_ Deferred \_\_\_\_ Vote \_\_\_\_

**2. 19-41** Dragivoje Zivanovic (Petitioner/Owner) located on the NW corner of Colorado St. & 73<sup>rd</sup> Ave. zoned B-3, 0.88 acres +/-

**Request:** *Tabled; Site Plan Review*

**Purpose:** Proposed 6' wood privacy fence, temporary construction office & 50'x75' asphalt parking lot

Granted \_\_\_\_ Denied \_\_\_\_ Deferred \_\_\_\_ Vote \_\_\_\_

3.     **20-02A**     Millco 8150 Ridge Road LLC/Robert Miller (Petitioner/Agent) located 433' east from the NE corner of Ridge Road & Randolph Rd. zoned B-3, 2.32 acres
- Request:**     **Final Plat Approval:** Millco Hobart Subdivision
- Purpose:**     A proposed 2-lot subdivision
- Final Plat \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_ Vote \_\_\_\_\_
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4.     **20-03**     Mark Hovanec (Petitioner/Owner) 327/337 Liverpool Road located approx. 1/3 mile south from the SE corner of Liverpool & Ridge Roads zoned M-1, 18.72 acres
- Request:**     **Tabled; Site Plan Review**
- Purpose:**     Existing concrete recycling operations
- Granted \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_ Vote \_\_\_\_\_
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5.     **20-04**     Jonathon Hollowell (Petitioner/Agent) 4433 E. 83<sup>rd</sup> Avenue located approx. 500' west from the SW corner of 83<sup>rd</sup> Ave. & Clay St., zoned A-1 & OS-1, 30 acres
- Request:**     **Public Hearing:** Lone Oak Subdivision
- Purpose:**     Proposed 3-lot subdivision
- Final Plat \_\_\_\_\_ Preliminary Plat \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_ Vote \_\_\_\_\_
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6.     **20-05**     Marco Tamayo (Petitioner/Owner) 7197 Mississippi Street located 600' north from the NE corner of Miss. St. & 73<sup>rd</sup> Ave. zoned R-2, 5.3 acres
- Request:**     **Site Plan Review**
- Purpose:**     Proposed approx. 700 cubic yards of fill
- Granted \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_ Vote \_\_\_\_\_

7.     **20-06**           John Osan (Petitioner/Owner) 107 E. 3<sup>rd</sup> St. located approx. 400' west from the SW corner of 3<sup>rd</sup> & Main St. zoned B-2, 1.3 acre
- Request:**        *Site Plan Review*
- Purpose:**        Eliminate asphalt drive and approx. < 400 cubic yards of fill, remove drive approach on 3<sup>rd</sup> Street
- Granted \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_ Vote \_\_\_\_\_
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8.     **20-07**           Becknell Industrial/Paul Thurston (Petitioner/Agent) located 800' east from the NE corner of 69<sup>th</sup> Ave. & Miss. St. zoned PUD (M-1), 51.96 acres
- Request:**        *Site Plan Review*
- Purpose:**        Proposed 617,760 sq. ft. light manufacturing building with office
- Granted \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_ Vote \_\_\_\_\_
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9.     **20-07A**          Becknell Industrial/Paul Thurston (Petitioner/Agent) located 800' east from the NE corner of 69<sup>th</sup> Ave. & Miss. St. zoned PUD (M-1), 51.96 acres
- Request:**        *Public Hearing*
- Purpose:**        Amend PUD
- Favorable Rec. \_\_\_\_ Unfavorable Rec. \_\_\_\_ Deferred \_\_\_\_ Vote \_\_\_\_\_
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10.    **20-07B**          Becknell Industrial/Paul Thurston (Petitioner/Agent) located 800' east from the NE corner of 69<sup>th</sup> Ave. & Miss. St. zoned PUD (M-1), 51.96 acres
- Request:**        *Public Hearing:* Northwind Crossings South
- Purpose:**        Proposed 1-lot subdivision
- Approved \_\_\_\_ Denied \_\_\_\_ Deferred \_\_\_\_ Vote \_\_\_\_\_

**VII. Consultation/Discussion:**