

**AGENDA
CITY OF HOBART PLAN COMMISSION
CITY HALL/COUNCIL CHAMBERS
414 MAIN STREET
THURSDAY MARCH 2, 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 4937 2501

<https://us02web.zoom.us/j/88649372501>

I. Meeting called to order

II. Pledge of Allegiance

III. Record of those present

IV. Approval of Minutes: February 2, 2023

V. Communications/Acceptance of Agenda

VI. Old Business

1. **22-08** Haresh 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 ___

2. **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 ___

3. **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 ___
4. **23-05** Robert Hennessey (Petitioner/Owner) for property located approx. 150' north from the NE corner of Lake Park Ave. & 10th St. zoned R-2, 0.3512 acre
(Comp to PC 23-05A)
- Request:** **Tabled:** Rezone
- Purpose:** Proposed rezone from R-2 to PUD
- Favorable Rec ___ Unfavorable Rec ___ Deferred ___ Vote ___
5. **23-05A** Robert Hennessey (Petitioner/Owner) for property located approx. 150' north from the NE corner of Lake Park Ave. & 10th St. zoned R-2, 0.3512 acre
- Request:** **Tabled:** Replat of Lot 1 Robbins Addition
- Purpose:** Proposed 1-lot subdivision
- Preliminary Plat ___ Denied ___ Deferred ___ Vote ___
6. **23-04** Grant & Susan Liechty/Jason & Courtney Snyder (Petitioners/Owners) 936 Garfield St. & 1359 S. Lake Park Ave. located east of Lake Park Ave. between 13th Pl. & 14th St., zoned R-2, 8.579 acres
- Request:** **Withdrawn by Petitioner:** Liechty Estates
- Purpose:** Proposed 2-lot subdivision
- Approved ___ Denied ___ Deferred ___ Vote ___
7. **23-04A** Grant & Susan Liechty (Petitioners/Owners) 936 Garfield St. located east of Fleming St. between 13th Pl. & 14th St., zoned R-2, 8.579 acres
- Request:** **Recommendation (upon request from Common Council):** Vacation of unimproved platted alley in South Side Addition, Block 2
- Purpose:** Proposed vacate 625' of unimproved platted alley

Favorable Rec ___ Unfavorable Rec ___ Deferred ___ Vote ___

VII. New Business:

8. **23-03** Kyle Grothoff (Petitioner/Owner) 501 N Colorado St located on the NE corner of Colorado St. & 40th Ave. zoned R-2, 0.937 acre

Request: Grothoff Subdivision

Purpose: Proposed 1-lot subdivision

Final Plat Approval ___ Denied ___ Deferred ___ Vote ___

9. **23-06** SPC Holdings, LLC/Ted Polesiak (Petitioner/Agent) for property located 0.15 mile south from US 30 & Wilkerson Creek Dr. zoned PUD, 6.5 acres

Request: **Withdrawn by Petitioner:** Rezone from PUD to M-1

Purpose: Proposed general offices & warehouse storage for tools & equipment

Approved ___ Denied ___ Deferred ___ Vote ___

10. **23-07** St. Mary Medical Center, LLC (Petitioner/Agent) 1500 So. Lake Park Ave. located 300' from the NW corner of Ash St. & 61st Ave., zoned PUD, 3.50 acres

Request: **Public Hearing:** Amendment to PUD

Purpose: Proposed renovation to outpatient rehabilitation facility

Favorable Rec ___ Unfavorable Rec ___ Deferred ___ Vote ___

11. **23-08** Sava B. Micic (Petitioner/Agent) 4830 E. 73rd Ave. located 900' west from the NW corner of 73rd Ave. & DeKalb St. zoned R-3, 24.8 acres

Request: **Public Hearing:** Colvin Addition to the City of Hobart

Purpose: Proposed 2-lot subdivision

Preliminary Plat Approval ___ Denied ___ Deferred ___ Vote ___

VIII. Consultation/Discussion: Rules of Practice and Procedure