

**CITY OF HOBART PLAN COMMISSION
MINUTES OF JANUARY 2, 2020**

Maria Galka called the meeting to order at 7:00 p.m. with the recitation of the Pledge of Allegiance. Mayor Snedecor introduced the new commission member Lloyd Emig. He mentioned his back ground as being previously employed at USX from 1970-2009, has a Bachelor of Science Degree in Civil Engineering and a minor in architecture. Members in attendance: Stuart Allen, Lloyd Emig, Michael Chhutani, Rich Lain, Jason Spain, Maria Galka, Dave Vinzant, Craig Brooks and Phil Gralik, City Engineer. Also in attendance: Ross Pietrzak, Zoning Administrator and Joy Respecke, Recording Secretary. Absent: Sergio Mendoza, City Planner.

Election of Officers: Mr. Allen motioned to retain Maria Galka as President; Dave Vinzant as Vice-President & Jason Spain as Secretary, seconded by Mr. Lain. All ayes, motion carried. (9-0)

Approval of Minutes: The December 5, 2019 minutes were not available.

Communications/Acceptance of Agenda: Mr. Spain requested to Remove 98-49 and to Table 19-30 & 19-41. Mr. Gralik motioned to approve the agenda as amended, seconded by Mr. Allen. All ayes, motion carried. (9-0)

Business of the Day

1. **98-49** Mark Hovanec, 337 N. Liverpool Rd., located .04 miles SE of Old Ridge & Liverpool Rd., zoned M-1, 17 +/- acres

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

Purpose: Bring property into compliance

Approved ____ Denied ____ Deferred ____ Removed X Vote ____

Removed at acceptance of agenda. (*Filed new Site Plan PC 20-03*)

2. **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 X Vote ____

Tabled at acceptance of agenda.

- 3. **19-41** Dragivoje Zivanovic (Petitioner/Owner) located on the NW corner of Colorado St. & 73rd Ave. zoned B-3, 0.88 acres +/-
- Request:** Tabled: Site Plan
- Purpose:** Proposed 6' wood privacy fence, temporary construction office & 50'x75' asphalt parking lot
- Granted _____ Denied _____ Deferred X Vote _____

Tabled at acceptance of agenda.

- 4. **20-01** Area Sheet Metal/Dave Leonard (Petitioner/Owner) 400/408 Sullivan Street located 700' north from the NW corner of Sullivan St. & St. Rd. 130. zoned M-1, 2.4 acres
- Request:** Site Plan
- Purpose:** To permit 384' of 6' proposed galvanized chain link fencing
- Granted X Denied _____ Deferred _____ Vote 9-0

Dave Leonard proposed to install galvanized chain link fencing at his business. Mr. Allen noted the BZA approved his variance to allow galvanized chain link as opposed to the required vinyl coated chain link fence. Mr. Vinzant mentioned the proposed fencing will match the existing fencing in that area. Mr. Pietrzak also noted the Fire Department requested a Knox Box be installed to allow them to be able to access the property in case of an emergency. Mr. Vinzant motioned to Grant Site Plan Approval for Petition 20-01 contingent upon the installation of a Knox Box including all discussion, seconded by Mr. Brooks. All ayes, motion carried. (9-0)

- 5. **20-02** 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:** Site Plan
- Purpose:** A proposed Arby's restaurant
- Granted X Denied _____ Deferred _____ Vote 9-0

Present were Jordan Gray, Dubin Singer PC and Dan Hadler, Northwestern Engineering Consultants. Ms. Gray stated they are proposing to replat the existing subdivision by moving the center property line between the 2 lots to make them equal in size. The western lot is for a proposed Arby's restaurant. Mr. Pietrzak noted concerns indicating parking spaces that cross over the center subdivision line and the number of

parking spaces pertaining to the proposed restaurant. Mr. Allen requested a maintenance agreement for the parking lot. He also mentioned that the access easement along the front of the property should be platted as an ingress/egress easement. Mr. Spain motioned to Grant Site Plan Approval for Petition 20-02 contingent upon a cross access maintenance agreement for the parking lot including all discussion, seconded by Mr. Vinzant. All ayes, motion carried. (9-0)

- 6. **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:** Public Hearing: Millco Hobart Subdivision
- Purpose:** A proposed 2-lot subdivision
- Granted _____ Denied _____ Deferred _____ Preliminary X Vote 9-0


Ms. Galka opened and closed the public hearing for Petition 20-02A without public comments. Mr. Gralik noted the existing pond will be enlarged and maintained by the developer and will provide a long-term maintenance agreement. Mr. Vinzant motioned for Preliminary Plat Approval for Petition 20-02A contingent upon designating an ingress/egress easement along the front of the property, "heretofore dedicated" indicated on the plat for the western property and a cross access maintenance agreement for the parking lot including all discussion, seconded by Mr. Gralik. All ayes, motion carried. (9-0)

- 7. **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:** Site Plan
- Purpose:** Existing concrete recycling operations
- Granted _____ Denied _____ Deferred X Vote 9-0

Petitioner was not present. The Commission commented on the preliminary plat that was submitted to staff. Discussions/concerns included the height and width of the berm and requested more detail of the intended berm and landscaped screening; adding a berm along the north from the drainage easement east; the type of miscellaneous metal being stored; details pertaining to how materials stored in the forebay/storage areas will be contained, jersey barriers were suggested; a proposed time frame for the removal of the asphalt and woodchips; more detailed drainage easements with culverts/open cut for the berms and the woodchip storage area; the drive off Liverpool Road needs to be asphalted up to the gate with a minimum 24' wide graveled drive lanes thereafter. Joshua Magner, Fire Dept. mentioned if the roadways are graveled they need to be able to handle firetrucks and the water tanker. Mr. Allen motioned to table Petition 20-03 including all discussion, seconded by Mr. Gralik. All ayes, motion carried. (9-0)

Consultation/Discussion: None

There being no further comments or discussion Mr. Gralik motioned to adjourn, seconded by Mr. Lain. All ayes, motion carried. (9-0) Meeting adjourned at 8:00 p.m.



Maria Galka, President



Jason Spain, Secretary