

**CITY OF HOBART PLAN COMMISSION  
MINUTES OF MAY 7, 2020  
VIA ZOOM MEETING**

Dave Vinzant called the meeting to order at 7:05 p.m.

City Attorney Heather McCarthy read a written statement: due to the current directives to address the spread of COVID 19, this regular meeting of the Plan Commission be held in real time by video conferencing call through Zoom as City Hall remains closed to the public for safety reasons. The agenda for today's meeting was properly posted on the City of Hobart's website and outside City Hall, additionally it was sent via facsimile to the press on May 5. I want to thank the members of the public and press that have joined us through zoom. Some housekeeping: The meeting is being recorded and it is important that its preservation is audible. We request those members of the public joining to keep the mute/audio and video function turned off during the meeting to ensure the Plan Commission members can clearly communicate with one another. During the course of the meeting the public may submit questions/comments should send a message by the chat function on Zoom. Please direct your "chat" to the participant labelled "Mayor's Office." The Plan Commission members will respond either at the time of the question or later in the meeting. For the members voting today, votes will be taken by roll call so that each vote can be properly documented. I would ask that each Plan Commission member refrain from talking over other members and unless a member is speaking, that they also mute their microphones to reduce noise. Thank you in advance for following these instructions.

The Pledge of Allegiance was recited. Members in attendance: Stuart Allen, Michael Chhutani, Rich Lain, Jason Spain, Dave Vinzant, Craig Brooks and Phil Gralik, City Engineer. Members absent: Maria Galka and Lloyd Emig. Also in attendance: Sergio Mendoza, City Planner; Ross Pietrzak, Zoning Administrator and Joy Respecke, Recording Secretary.

Approval of Minutes: Mr. Allen motioned to approve the minutes of March 5, 2020 as presented, seconded by Mr. Chhutani. All ayes, motion carried. (7-0)

Communications/Acceptance of Agenda: Mr. Mendoza mentioned the following petitions were requested to be tabled. Petitions 19-30, 20-03, 20-05, 20-10, 20-12, 20-13, 20-13A and 20-14. Petition 19-10 & 19-10A will be added and discussed under consultation/discussion. Mr. Allen motioned to approve the agenda as amended, seconded by Mr. Lain. All ayes, motion carried. (7-0)

**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 X Vote \_\_\_\_

Tabled at acceptance of agenda.

- 2.     **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:**     **Tabled; Final Plat Approval:** Millco Hobart Subdivision
- Purpose:**     A proposed 2-lot subdivision
- Final Plat   X   Denied        Deferred        Vote   7-0

Mr. Pietrzak mentioned the mylars were submitted and ready for signatures and that staff is waiting for the bond and final covenants and restrictions. A bond letter was received indicating the bond will be provided. The issue is that the petitioner won't own the property until May 15<sup>th</sup> and they can't get the indemnification of the owners to sign for the bond. He suggested if the Commission felt comfortable approving and forwarding the mylars to the Board of Works, it would be with the condition they recommend to table until the bond is secured and in place in the Clerk-Treasurer's office and receiving the final Declaration of Easements, Covenants, Conditions and Restrictions. Mr. Allen motioned to Grant Final Plat Approval for Petition 20-02A contingent upon receiving and securing in the Clerk-Treasurer's office the Performance Bond and the final Declaration of Easements, Covenants, Conditions and Restrictions including all discussion and Findings & Decision, seconded by Mr. Chhutani. Mr. Vinzant questioned whether there will be a delay in recording the mylars and Mr. Pietrzak mentioned he will work with the petitioners regarding the necessary steps for recording the mylars. All ayes, motion carried. (7-0) Roll Call: Mr. Allen, aye; Mr. Spain, aye; Mr. Chhutani, aye; Mr. Lain, aye; Mr. Gralik, aye; Mr. Brooks, aye and Mr. Vinzant, aye.

- 3.     **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   X   Vote

Tabled at acceptance of agenda.

- 4.     **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:**     **Tabled; Site Plan Review**
- Purpose:**     Proposed approx. 700 cubic yards of fill
- Granted        Denied        Deferred   X   Vote

Tabled at acceptance of agenda.  
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5.     **20-10**           Hobart Assembly of God Church/Ryan McDowell (Petitioner/Agent) 7547 E. Ridge Rd. located approx. ½ mile west from the SW corner of Ridge Rd. & St. Rd. 51, zoned R-2 & B-3, 9.177 acres

**Request:**     *Referral for Determination:* Conditional Use

**Purpose:**       To allow the operation of a church in a proposed B-3 zone

Favorable Rec.  Unfavorable Rec.  Deferred  Vote

Tabled at acceptance of agenda.

6.     **20-12**           Hobart Assembly of God Church/Ryan McDowell (Petitioner/Agent) 7547 E. Ridge Rd. located approx. ½ mile west from the SW corner of Ridge Rd. & St. Rd. 51, zoned R-2 & B-3, 8.8 acres

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

**Purpose:**       A proposed 13,085 sq. ft. addition to existing building and to increase parking lot size from 45,000 sq. ft. to 70,000 sq. ft.

Granted  Denied  Deferred  Vote

Tabled at acceptance of agenda.

7.     **20-13**           Hobart Assembly of God Church/Ryan McDowell (Petitioner/Agent) 7547 E. Ridge Rd. located approx. ½ mile west from the SW corner of Ridge Rd. & St. Rd. 51, zoned R-2, 5 acres

**Request:**     *Public Hearing:* Rezone

**Purpose:**       A proposed rezone from R-2 to B-3

Favorable Rec.  Unfavorable Rec.  Deferred  Vote

Tabled at acceptance of agenda.

8.     **20-13A**          Hobart Assembly of God Church/Ryan McDowell (Petitioner/Agent) 7547 E. Ridge Rd. located approx. ½ mile west from the SW corner of Ridge Rd. & St. Rd. 51, zoned R-2 & B-3, 9.177 acres

**Request:**     *Public Hearing:* Hobart Assembly of God Subdivision

**Purpose:**       A proposed 1-lot subdivision

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

Tabled at acceptance of agenda.

9. 20-14 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:** Referral for Determination: Conditional Use

**Purpose:** To allow the operation of a concrete recycling facility

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

Tabled at acceptance of agenda.

10. 20-15 Rani Saxena (Petitioner/Agent) 3803 E. Lincoln Highway located southwest of Utah St. & 82<sup>nd</sup> Ct., zoned PUD, 8.28 acres

**Request:** Site Plan Review

**Purpose:** To provide handicap parking closer to entrance

Granted X Denied \_\_\_\_\_ Deferred \_\_\_\_\_ Vote 7-0

Present via phone call was Aristotelis Panousis. Mr. Panousis mentioned their facility, Bionic Prosthetics & Orthotics caters to amputee individuals. Currently the parking lot is on the west side of the facility and the entrance is on the east side. He is proposing to provide five (5) accessible handicapped parking spaces near the entrance. An existing light pole will be removed from the eastern parking area and lighting will be placed on the building. An existing storm water inlet will remain and the parking area will be sloped allowing drainage to flow to the inlet. Mr. Lain motioned to Grant Site Plan including all discussion, seconded by Mr. Gralik. All ayes, motion carried. (7-0) Roll Call: Mr. Allen, aye; Mr. Spain, aye; Mr. Chhutani, aye; Mr. Lain, aye; Mr. Gralik, aye; Mr. Brooks, aye and Mr. Vinzant, aye.

Consultation/Discussion: Petitions 19-10 & 19-10A, (Lukes County Line & US 6 Subdivision/Site Plan.) Mr. Vinzant mentioned during an inspection the building inspector discovered that the approved site plan indicated a pork chop (right in/right out) along Route 6 and that it had been removed. They are now requesting to increase the width at the road by 1' and to install a smaller pork chop with a rolling curb. The issue for the change was concern for the large trucks not being able to maneuver around the originally approved pork chop. Mr. Chhutani motioned to approve the amended site plan including all discussion, seconded by Mr. Brooks. All ayes, motion carried. (7-0) Roll Call: Mr. Allen, aye; Mr. Spain, aye; Mr. Chhutani, aye; Mr. Lain, aye; Mr. Gralik, aye; Mr. Brooks, aye and Mr. Vinzant, aye.

Hearing no further comments or discussion Mr. Lain motioned to adjourn, seconded by Mr. Gralik. All ayes, motion carried. (7-0) Meeting adjourned at 7:45 p.m.



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Dave Vinzant, Vice-President



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Jason Spain, Secretary