

## City of Hobart – Comprehensive Plan Update

### Kick-Off Meeting Minutes – January 13, 2022 - 1:30-3:00pm

#### Participants:

##### City of Hobart

Mayor Brian Snedecor – City of Hobart  
Ross Pietrzak – City Planner, City of Hobart  
Beth Jacobson – Director of Development, City of Hobart  
Phil Gralik – City Engineer, City of Hobart  
Kelly Goodpaster – Parks Director, City of Hobart

##### The Lakota Group

Kevin Clark  
Alexis Stein

##### Vetter Consulting

Christian Vetter

##### Duncan Associates

Kirk Bishop

##### Kimley-Horn

Peter Lemmon

#### MEETING AGENDA

1. Introductions, Welcome and Background
  - a. Lots of change in the community – how to create a roadmap
  - b. Take advantage of market opportunities
  - c. Draw people from Chicagoland and Northern Indiana
  - d. Compatible land uses
  - e. Guide the community into the future
  
2. Project Work Scope and Timeline
  - *Project Scope, Tasks, Phasing and Sequencing*
    - *3 Phases:*
      - *Phase 1 (May): State of the City Report – assess old plans, field work, land use, transportation, market assessments, zoning and code assessment, start community engagement, create project brand and website*
      - *Phase 2 (June-September): Visioning – Identify change in key areas. Refine preferred scenarios and create a community vision plan*

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- *Phase 3 (September-January): Final comp plan and implementation strategy*

### 3. Community Engagement Plan – - Task 1.2-Deliverable #1

- *Community Survey, Website, Online Engagement/Social Media*
  - *Nicky Lopez is events coordinator*
  - *City has established Facebook Page*
  - *Website – Emily in Mayor’s office can coordinate*
  - *Ross can help facilitate posts*
  - *Separate Facebook Page? – No - Use the City’s Facebook – keep info coming from one source*
  - *How many posts? – posts about events, workshops, the process in general: 1-2 posts a month*
  - *Surveys: QR codes, newsletters (police department, sewer district) cover about 11k households*
  - *Robo-call and press release – notification system can be used for community outreach*
- *Steering Committee (first meeting timing)*
  - *City Councilman*
  - *Everyone on call*
  - *Parks Board*
  - *Ross trying to find date – will get back to Lakota at the end of the week*
- *Stakeholder Interviews*
  - *2-3 days set aside*
  - *Can be individuals or focus groups*
  - *Think about who should be involved*
  - *Find a good venue: coffee shop?*
  - *Virtual or in-person?*
- *Public Engagement Events/Community Open House (3)*
  - *Identify a list of community events and see if Lakota can latch onto the event*
    - *Will forward 2022 event calendar (Kelly)*
  - *Which venues? Community (non gov’t) facilities are preferred*
    - *Art Theater is preferred by the mayor – talk to owner*
    - *New community venue: Wild Wood*
- *Regular updates with City Staff (monthly)*
  - *Standing meeting with Kevin, Alexis, Scott*

- *One key point of contact (Ross)*
- *Set up a shared folder for existing reports and shared files – Lakota to set up*

#### 4. Key Topics/Focus Areas

- a. *Parks and Recreation Planning - IDNR Guidelines*
- b. *Corridor/ED Planning – US Route 30 and 37<sup>th</sup> Avenue/Ridge Road*
  - i. *South Lake Mall and the mall area – western half of US 30*
    - 1. *Mall property – lots of requests for different uses: anchor stores out of business – future of mall is important in dictating future of the whole corridor – storage units, multifamily, warehousing & distribution. Need to plan out the types of uses that make sense (recreational and entertainment are slam dunk). What else does the community think we should put here. What are trends in other areas?*
    - 2. *The entire Mall corridor – focus on sports complex, recreation uses (where could these be placed?) – What does the industry/market look like and what is the demand for different types of those uses?*
    - 3. *North of the mall is a shopping center and undeveloped ring road called Silverstone – have until June to develop – if they don't we should consider that site for something else (30/Mississippi)*
    - 4. *Albenese is developing something in that area*
    - 5. *Lots of interest for industrial/residential on north side of 30*
    - 6. *Pay attention to school district boundaries*
  - ii. *Stabilization of 37<sup>th</sup> Avenue/Ridge Road (lots of communities converging together)*
  - iii. *Think about having a focus group with planners from nearby communities - Ross*
- c. *Downtown Planning*
  - i. *New streetscapes*
- d. *Natural Resource Assessment – State/Regional Considerations*
- e. *Others?*
  - i. *61<sup>st</sup> Ave – interest in development – need infrastructure improvements - “hot item”*
  - ii. *Connection at 69<sup>th</sup> (area between 61 and 69 lots of industrial users)*
  - iii. *Hospital at far end of 61st*

#### 5. Preliminary Schedule, Data and Resources

- *Reference to Scope, Phase 1 Schedule, Key Contacts, Data Sources*
- *Base Mapping, GIS Data, Existing Reports/Studies, Community Information*
  - *Next week – GIS data*

- *One Drive folder – Scott has this – Ross will keep adding to this folder*

## 6. Next Steps

- *Community Engagement Plan*
  - *Look at events calendar*
  - *Create a framework/first draft*
- *Website and Project Brand*
  - *Brand Package*
- *Schedule first Steering Committee meeting*