

PLANNING & ZONING MINUTES 8-9-06

1. The meeting was called to order at 5:37 p.m. Roll call: Bob Ross, aye; Mark LeMere, aye; Dave Dillenburg, aye; Tom Dennee, aye; Rich Heidel, aye; Ray Gardner, aye; Debbie Schumacher, aye. Jerry Lancelle is excused.
2. **Motion by Tom Dennee, second by Mark LeMere to approve the agenda as presented. All in favor. None opposed. Motion carried.**
3. **Motion by Mark LeMere, second by Ray Gardner to approve the July minutes as presented. All in favor. None opposed. Motion carried.**
4. The Planning & Zoning Commission membership has been renewed with the current members.
5. Discussion / action re: Extra-Territorial 4-Lot CSM for the Town of Lawrence: **Motion by Tom Dennee, second by Dave Dillenburg to approve the extra-territorial 4-lot CSM for the Town of Lawrence. All in favor. None opposed. Motion carried.**
6. Discussion / action re: change of zoning from Ag to ER-Estate Residential with a Conditional Use permit for Raymond Verheyen HB-132: **Motion by Mark LeMere, second by Dave Dillenburg to approve the change of zoning request from Ag to ER-Estate Residential with a conditional use to operate a landscape & tree farm. All in favor. None opposed. Motion carried.**
7. Discussion / action re: approach to ER rezoning and sub-standard parcels: There are a total of 919 lots in the Village of Hobart that are sub-standard according to the Ag and Exclusive Ag zoning ordinance. 161 Of those lots is less than 1 acre in size. 305 Lots are from 1 acre and less than 2.5 acres. 453 Lots are from 2.5 acres to less than 5 acres. The 453 lots would conform with the ER-Estate Residential zoning ordinance and the 305 lots would conform with the R-2-R zoning. An article will be drafted for the Press along with a quote from Mike Denor explaining that a zoning change will not affect the tax rate. This draft will be presented at the next Planning & Zoning meeting for review.
8. Discussion / action re: ER-Estate Residential Zoning: **Motion by Ray Gardner, second by Tom Dennee to approve the ER-Estate Residential zoning ordinance as modified. All in favor. None opposed. Motion carried.**
9. Discussion / action re: amendment to Sign Ordinance: **Motion by Tom Dennee, second by Dave Dillenburg to approve the amendment to the Sign Ordinance contingent that the correct 2.a. being added for the Village Board review. All in favor. None opposed. Motion carried.**
10. Discussion / action re: Hobart Smart Growth Plan: An updated CD from Rudd & Assoc. was handed out for review.
11. Future Agenda Items:
12. Adjourn: **Motion by Tom Dennee, second by Ray Gardner to adjourn the meeting. All in favor. None opposed. Motion carried.**

Meeting adjourned at 6:41 p.m.