



Village of Hobart Planning & Zoning Commission Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, October 12th, 2016– 5:30 pm

1. **Call to Order, Roll Call:** The meeting was called to order by David Dillenburg. Roll Call: David Dillenburg, Jeff Ambrosius, Chase Raboin and Rich Heidel by telephone. Excused: Bob Ross, Tom Dennee and David Johnson.
2. **Verify/Modify/Approve Agenda:** Motion made by Jeff Ambrosius second by Chase Raboin to approve the agenda with the modification to table the minutes, and move item 5 to the November Meeting. The motion passed unanimously.
3. **Approval of Planning & Zoning Minutes: September 14, 2016:** This item was tabled until the November meeting at the start of the meeting.
4. **Public Comment On Non-Agenda Items:**
5. **Provide Insight on Lot Subdividing in Existing Neighborhood:** This item was moved to the November Agenda at the start of the meeting.
Discussion: Provide guidance on subdividing lots in existing neighborhoods, including discussions held during last year's Comprehensive Plan update process.
6. **Consider Certified Survey Map, Flightway Dr.; Parcel HB-335-2-3;**
Discussion and Action: Consider CSM sub-dividing parcel into two parcels. Lot 1 being created for development by PEDS LLC. Allyn Dannhoff explained the division of the parcels. The split will require additional land being sold to the PEDS, LLC due to the amount of space needed by Mr. Soderlund for the truck turnaround. The additional land to be attached to the parcel is 5.66 ft. wide which amounts to 1.493 ac. Both parcels will meet the 1-acre requirement and the 100 ft. frontage per ordinance. Staff recommends approval of the CSM. Motion made by Jeff Ambrosius, second by David Dillenburg, to approve the division for HB:335-2-3. The motion passed unanimously.
7. **Consider Retracement Certified Survey Map, 650 Centennial Centre Blvd., HB-537-3:**
Discussion and Action: Consider Retracement Certified Survey Map, transferring lands to Emerald Bay, needed for two additions to the existing facility. Transfer lands from parcels HB-537-1 and HB-526 (owned by the Village) to HB-537-3, owned by Emerald Bay. The retracement of parcels will allow the expansion of the facility. Emerald Bay has secured both Developer Agreement approval and Site Review Committee Approval for the two additions to their existing Assisted Living Facility. A Retracement CSM is a process used when additional parcels are not being created, such as when lands are being transferred between abutting parcels or parcel lines are being corrected. Motion made by David Dillenburg, second by Jeff Ambrosius to approve the Retracement CSM. The motion passed unanimously.
8. **Zoning Administrator's Report:**
The activity report agenda item allows Village Staff to apprise the Board and Public of any new or time-sensitive information. Activity Reports may be given verbally and/or in writing. No report was given.
9. **Meeting Adjournment:** Motion made by David Dillenburg, second by Chase Raboin to adjourn. The motion passed unanimously. The meeting was adjourned.