



Village of Hobart Planning & Zoning Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, October 14th, 2015– 5:30 pm

1. **Call to Order, Roll Call:** The meeting was called to order by Rich Heidel at 5:30pm.
Roll call: Rich Heidel, David Dillenburg, Jeff Ambrosius, Peter Burkel, Bob Ross were present; David Johnson and Tom Dennee were excused.
2. **Verify/Modify/Approve Agenda:** Motion made by Rich Heidel, second by Peter Burkel, to approve the agenda as presented. The motion passed unanimously.
3. **Approval of Planning & Zoning Minutes: September 9, 2015:** Motion made by Bob Ross, second by Jeff Ambrosius, to approve the minutes from September 9, 2015. The motion passed 4-0 Rich Heidel abstained as he was not at the meeting.
4. **Public Comment On Non-Agenda Items:** There were no comments given.
5. **Consider Rezoning Parcels HB-425-7, HB-425-3-2 and HB-425-3-1:**
Discussion and Action: Consider rezoning request to change present R2-Single Family designation to A1-Agriculture for parcels HB-425-7 and HB-425-3-2, and ER-Estate Residential for Parcel HB-425-3-1.
Allyn Dannhoff spoke with the commissioners regarding the request for the zoning changes. The commissioners discussed the different zones and how they fit in with existing uses. The A1-Agriculture district is consistent with other single family parcels south and west of HB-425-7 and HB-425-3-2, and the ER-Estate Residential district is consistent with parcels east and south of HB-425-3-1. Additionally, there is a consistency to be identified between the A1 and ER districts, as the ER is a hybrid district created by the Village to allow limited agricultural use of a property in conjunction with the principal residential use (single family dwellings.)

Staff has provided consultation to Mrs. Ostrenga that there are permitted uses in the A1 district that might not be viewed positively as an abutting neighbor. In this regard, staff provided consultation that the ER district would provide protection from a true or wholly farming use being established on abutting lands. Mrs. Ostrenga indicated they felt the animal unit limits in the ER district were too restrictive. Staff advised her concern would be reviewed in the upcoming zoning rewrite (review options for establishing animal units to give consideration to the number of animal units based on available acreage,) but in absence of any guaranteed results understood their desire to pursue the A1 zoning at this point. Motion made by Rich Heidel, second by Bob Ross to approve the change in zoning and set the hearing. The motion passed unanimously.
6. **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. Allyn reported to the Commission that he, Rich Heidel and David Dillenburg had met with Northeast Asphalt at the quarry site in Lawrence. The purpose of the meeting was to determine their use of dust inhibiting practices. They employ no daily dust sweeping or washing practices and only do that once or twice per week. Allyn will obtain information on the type of equipment they employ to clean the road surface to reduce the dust. They do have a long length of hard surface paving internal to the quarry. Ebbin quarry is in compliance with the blasting and Scott Janssen is very cooperative at this time with the village on trying to reduce the dust and blast issues.
7. **Meeting Adjournment:** Motion made by David Dillenburg, second by Bob Ross, to adjourn. The motion passed unanimously. The meeting adjourned at 6:05 pm.