



Village of Hobart Planning & Zoning Minutes
Hobart Village Offices; 2990 S. Pine Tree Rd, Hobart, WI
December 9, 2015 – 5:30 pm

1. **Call to Order:** Rich Heidel called the meeting to order at 5:35 pm.

Roll Call: Bob Ross, aye; Rich Heidel, aye; Dave Dillenburg, aye; Jeff Ambrosius, aye; David Johnson, aye. Peter Burkel and Tom Dennee are excused.

2. **Verify/Modify/Approve Agenda**

Motion by Dave Dillenburg, **Second by** Bob Ross to approve the Planning & Zoning Commission agenda as amended. All in favor. None opposed. Motion carried.

3. **Approval of Planning & Zoning Minutes: October 14, 2015 & November 11, 2015**

Motion by Jeff Ambrosius, **Second by** Bob Ross to approve the October 14, 2015 minutes as presented. All in favor. David Johnson abstained. Motion carried.

Motion by David Johnson, **Second by** Jeff Ambrosius to approve the November 11, 2015 minutes as presented. All in favor. Rich Heidel abstained. Motion carried.

4. **Public Comment on Non-Agenda Items:** None

5. **Non-Metallic Mining Permit Renewal, Daanen & Janssen Inc., 300 Block Orlando Dr.:**

The quarry operation permit is renewed annually. In response to resident concerns expressed about the vibrations that homes and contents are subjected to, the Village has been monitoring as many of the blasts as possible for the past year. Additionally, the Village has witnessed blast events as a quarry in an area community in attempts to identify any operating conditions that would address resident concerns. At this time no additional operating conditions have been identified, however the Village will continue its monitoring and research to further evaluate if any additional operating conditions or limitation, or modifications to existing permit may be appropriate.

Motion by Rich Heidel, **Second by** Bob Ross to approve the Daanen & Janssen non-metallic annual operation permit renewal for 2016. All in favor. None opposed. Motion carried.

6. **Trout Creek Estates Preliminary Plat, HB-690 and Rezoning Request:**

Chad Roffers proposes a single family plat creating 13 single family parcels proposed for parcels HB-690 and a portion of parcel HB-1490-10. The proposed plat utilizes the Rural Residential Zoning District standards. In addition to securing preliminary and final plat approval, the applicant is seeking rezoning of this land from the present R-2 Residential district to R2R – Rural Residential district (both single family districts). All of the lots in the proposed plat meet the R2R district lot size and frontage standards.

Motion by Rich Heidel, **Second by** Bob Ross to approve the Trout Creek Estates preliminary plat for Chad Roffers, HB-690 and part of HB-1490-10. All in favor. None opposed. Motion carried.

Motion modified by Rich Heidel, **Second by Bob Ross** to include the rezoning from R-2 Residential to R2R-Rural Residential for HB-690 and part of HB-1490-10. All in favor. None opposed. Motion carried.

7. **Residential Parking Ordinance Amendments in Planned Development Districts:**

Resident concerns have been expressed regarding parking non-passenger vehicles in the single family subdivisions of the Village's Planned Development Districts (Cobblestone, Fieldstone and Tailwind subdivisions). The subdivisions were reviewed and approved by the Village with a covenant restricting open parking to passenger vehicles. In response to the expressed concerns, the Planning and Zoning Commission directed staff to research and draft proposed amendments supporting this covenant.

Motion by Rich Heidel, **Second by** Bob Ross to approve the Residential Parking Ordinance amendments for the two Planned Development Districts conditioned upon the changes made this evening by the Planning and Zoning Commission. All in favor. None opposed. Motion carried.

8. Village Comprehensive Plan:

In the past year, Village staff and committee members have engaged in a thorough review, analysis and vetting of the Comprehensive Plan. The plan requires a final review and recommendation prior to the Village Board giving consideration and taking action. The Commission discussed the difference between the terms coordinate and cooperate. Those changes will be made where appropriate.

Motion by Rich Heidel, **Second by** David Johnson to approve the Village Comprehensive Plan subject to the conditions discussed. All in favor. None opposed. Motion carried.

9. Zoning Administrator's Report:

Staff received a complaint regarding the 6-foot high fences in the back yards of Fieldstone Estates. The fences are in compliance with the Village Ordinance.

10. Meeting Adjournment:

Motion by Rich Heidel, **Second by** Jeff Ambrosius to adjourn the meeting. All in favor. None opposed. Motion carried.

The meeting adjourned at 6:50 p.m.