

1. **Call to Order:** Rich Heidel called the meeting to order at 5:30 pm.
Roll Call: Bob Ross, aye; Peter Burkel, aye; Rich Heidel, aye; Dave Dillenburg, aye; Jeff Ambrosius, aye; Tom Dennee, aye; David Johnson, aye.
2. **Verify/Modify/Approve Agenda**
Motion by Rich Heidel, **Second by** Bob Ross to approve the Planning & Zoning Commission agenda as presented. All in favor. None opposed. Motion carried.
3. **Approval of Planning & Zoning Minutes: June 8, 2016**
Motion by Bob Ross, **Second by** Peter Burkel to approve the June 8, 2016 minutes as presented. All in favor. None opposed. Motion carried.
4. **Public Comment on Non-Agenda Items:**
Scott Janssen gave an update on the Daanen & Janssen Quarry activities for the 2nd quarter. They performed crushing in April and May and there were no issues or concerns. The conditions of the roadway were also not a concern. There was approximately 16% more stone removed from the quarry and approximately 37% more stone that came into the quarry during the 2nd quarter. Mr. Janssen plans on inviting the public in August to view various activities such as drilling, blasting and crushing. Invitations will be sent out to neighboring properties.
5. **Rezone Request, 1049 Orlando Dr., HB-350-1:**
Tim Bodart, Bodart Electric Services, Inc. has purchased the residential property (1049 Orlando Dr.) abutting his business (1113 Orlando Dr.) to the west for purposes of future business expansion. Mr. Bodart requests rezoning this purchased land from ER-Estate Residential to I1-Limited Industrial.
Motion by Rich Heidel, **Second by** Jeff Ambrosius to approve the change of zoning from ER to I-1 Limited Industrial for Bodart Electric, HB-350-1. All in favor. None opposed. Motion carried.
6. **Modify Comprehensive Plan Future Land Use Map, Parcel HB-350-1:**
Tim Bodart, Bodart Electric Services, Inc. has purchased the residential property abutting his business to the west for purposed of future business expansion. The Future Land Use Map projects this parcel as a form of residential use. The growth of Mr. Bodart's business was not taken in consideration when the Future Land use map was developed, but is logical given the business is located on a county highway, and this business established here prior to the recent residential development.
Motion by Rich Heidel, **Second by** Peter Burkel to approve the amendment of the Comprehensive Plan Future Land Use Map, HB-350-1 with Commercial Use designation. All in favor. None opposed. Motion carried.
7. **Certified Survey Map, HB-536, Centennial Centre Blvd:**
The Village has been engaged with a local developer to create a multi-tenant building on Lot 3 of the attached CSM. The Village and developer have prepared a developer agreement to enact when tenant leases are secured to justify going forth with the building.
Motion by Tom Dennee, **Second by** Bob Ross to approve the 3-Lot CSM, HB-536 on Centennial Centre Blvd as presented. All in favor. None opposed. Motion carried.
8. **Zoning Code Audit – Preparation for Zoning Code Rewrite:**
The purpose of the audit is to identify the changes necessary to update and modernize Chapter 295 of the Village Code. The last such review was conducted in the early 2000s around the time of Hobart's incorporation as a Village. The community has since undergone significant changes with the respect to its population and developed land base. Jeff Sanders will be assisting with the zoning code rewrite.

9. Zoning Administrator's Report:

Allyn Dannhoff has taken several phone calls recently from residents in Planned Development Districts requesting to put sheds on their properties. It is currently not allowed by ordinance or by the subdivision covenants. Two stall garages are usually not big enough for a family and at least one car will typically sit outside to utilize the space to store mowers, bikes, toys etc.

10. Meeting Adjournment:

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

The meeting adjourned at 6:33 p.m.