



Village of Hobart Planning & Zoning Committee Minutes  
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI  
Wednesday, October 12, 2022 – 5:30 pm

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**1. Call to Order, Roll Call:**

The meeting was called to order by Rich Heidel at 5:31pm. Roll call: Rich Heidel, aye; Dave Dillenburg, aye; Tom Dennee, excused; Bob Ross, excused; David Johnson, aye; Jeff Ambrosius, aye; John Rather, excused.

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

Motion by Dave Dillenburg, seconded by Rich Heidel, to move agenda number 6 item to the end of the agenda and move agenda numbers 7 and 8 up. All in favor. Motion carried.

**3. Approval of Planning & Zoning Minutes:**

Motion by Dave Johnson, seconded by Jeff Ambrosius, to approve the September 14, 2022 minutes as presented. Rich Heidel abstained from the vote. All in favor. Motion carried.

**4. Public Comment on Non-Agenda Items:**

None.

**5. Consider Conditional Use Permit for Additional Accessory Building (HB-1338, 122 Riverdale Drive):**

Director of Planning & Code Compliance, Todd Gerbers, presented the Conditional Use Permit application.

The commission members discussed the application.

Motion by Rich Heidel, seconded by Jeff Ambrosius to approve the permit with the following conditions:

- A. Maximum overall height of new accessory building shall not exceed 25 feet or height of primary structure on site, whichever is less.
- B. The exterior finish shall be of residential materials which are substantially similar to those used in the principal structure with respect to texture, color and general appearance.
- C. The existing barn and chicken coop shall be razed/removed from the property no later than July 31, 2023 or the 6 month anniversary of the certificate of occupancy, whichever takes place later.

Public comments were made by:

- Ron Van Schyndel: 122 Riverdale Drive, Oneida, WI
- Paul Rose: Green Bay Builder

All in favor. Motion carried.

**6. Modifications/Amendments to the Zoning Ordinance, Chapter 295, 295-8 Definitions:**

Discussion by the committee.

Motion by Dave Dillenburg, seconded by Rich Heidel to approve the change in the definition of a utility building to be “a maximum of 160 sq. ft”.  
All in favor. Motion carried.

**7. Consider a single lot CSM dividing one parcel into two separate parcels of 2.53 acres and 35,886 acres (630 Orlando Dr., HB-315):**

Motion by Rich Heidel, seconded by Dave Dillenburg to approve the division of lot HB-315 with the following conditions:

A. New proposed lot to be rezoned to an appropriate residential district to comply with the minimum lot size.

B. Payment of the required Park Fee of \$300.00

All in favor. Motion carried.

**8. Consider a request to rezone a portion of parcel HB-315 (630 Orlando Drive) from A-1: Agricultural District to ER: Estate Residential District:**

Motion by Dave Dillenburg, seconded by Dave Johnson to approve the rezoning as presented.

All in favor. Motion carried.

**9. Discussion of starting time of Committee Meetings:**

No action taken.

**10. Adjournment:**

Motion by Jeff Ambrosius, seconded by Dave Johnson, to adjourn at 6:29pm. All in favor. Motion carried.