



Village of Hobart Planning & Zoning Commission Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, August 10, 2022 – 5:30 pm

1. Call to Order, Roll Call:

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

2. Verify/Modify/Approve Agenda:

Motion by Bob Ross, seconded by David Johnson, to approve the agenda as presented. All in favor. Motion carried.

3. Approval of Planning & Zoning Minutes:

Motion by David Johnson, seconded by Jeff Ambrosius, to approve the July 13, 2022 minutes as presented. All in favor. Motion carried.

4. Public Comment on Non-Agenda Items:

None.

5. Rezoning of Parcel HB-1449, 1590 Park Drive, from R-1: Residential District R-2-R: Rural Residential District:

Director of Planning & Code Compliance, Todd Gerbers, presented the rezoning application.

Motion by Bob Ross, seconded by David Johnson, to approve the rezoning of 1590 Park Drive (HB-1449) from R-1 to R-2-R. All in favor. Motion carried

6. Rezoning of Parcel HB-645-3, 4547 Country Aire Ct., from R-2: Residential District to A-1: Agricultural District:

Director of Planning & Code Compliance, Todd Gerbers, presented the rezoning application. The commission members discussed the application.

Motion by Bob Ross, seconded by Jeff Ambrosius to deny rezoning of 4547 Country Aire Ct. (HB-645-3) from R-2 to A-1. All in favor. Motion carried.

Committee conferred with the property owner to change from R-1 to ER. Property owner agreed.

Motion by Jeff Ambrosius, seconded by Bob Ross, to approve the rezoning of 4547 Country Aire Ct. (HB-645-3) from R-1 to ER. All in favor. Motion carried.

7. Consider Conditional Use Permit for a second accessory structure of an additional 416 square feet at HB-1694-25, 3792 Rolling Meadows Rd:

Director of Planning & Code Compliance, Todd Gerbers, presented the CUP application. The commission members discussed the application

Motion by Dave Dillenburg, seconded by David Johnson to approve the second accessory structure of an additional 416 sq. ft. at 3792 Rolling Meadows Rd. (HB1694-25) under the conditions that the proposed structure shall be of similar materials as the existing accessory building and the existing

dwelling, and that the proposed structure shall be one story and not to exceed 25' in height from grade. All in favor. Motion carried.

8. Rezoning of Parcel HB-550-3, 4758 Forest Rd. from A-1: Agricultural District to R-1: Residential District with a R-7: Planned Unit Development Overlay District:.

Director of Planning & Code Compliance, Todd Gerbers, presented the rezoning application.

Motion by Dave Dillenburg, seconded by Bob Ross, to suspend the rules and open the meeting to the public. All in favor. Motion carried.

The following residents asked questions and made comments:

- Jennifer Korr-Conger – 4690 Forest Road
- Barb Schwiesow – 4689 Forest Road
- Rhonda De Ruyter – 1079 Butternut Lane
- Tom Wilbur – 1026 Butternut Lane

The developer, Steve Bieda with Mau Associates at 400 Security Blvd., Suite 1 in Green Bay answered questions and made comments.

Motion by Dave Dillenburg, seconded by Bob Ross to return to normal order. All in favor. Motion carried.

Motion by Dave Dillenburg, seconded by Jeff Ambrosius to approve rezoning 4758 Forest Rd. (HB-550-3) from A-1 to R-1 with a R-7. All in favor. Motion carried.

9. Adjourn:

Motion by Jeff Ambrosius, seconded by David Johnson, to adjourn at 6:28pm. All in favor. Motion carried.