



**Village of Hobart Planning & Zoning Commission Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, September 8, 2021 – 5:30 pm**

1. Call to Order, Roll Call:

The meeting was called to order by Rich Heidel at 5:33 pm. Roll call: Bob Ross, excused; John Rather, excused; Rich Heidel, aye; Dave Dillenburg, aye; Jeff Ambrosius, aye; Tom Dennee, excused; David Johnson, aye.

2. Verify/Modify/Approve Agenda:

Motion by Rich Heidel second by David Johnson to approve the agenda as presented. All in favor. Motion carried.

3. Approval of Planning & Zoning Minutes:

Motion by Dave Dillenburg second by Jeff Ambrosius to approve the June 9, 2021 minutes as presented. Motion carried.

4. Public Comment on Non-Agenda Items:

Gary Owen – 1070 Haven Place asked to have the roadwork for Haven Place moved up prior to the currently proposed 2024 timeframe.

5. Consider Conditional Use Permit Reducing Lot Area on Parcels HB-3184 (1043 Coronado Ct.) & HB-3183 (1045 Coronado Ct.) and Amend Existing Planned Development Overlay For The Polo Point, Polo Point 1st Addition, and Polo Point 2nd Addition Subdivision Plats Relating To Lot Frontages and Total Lot Area:

Motion by Dave Dillenburg second by Rich Heidel, to approve the conditional use permit amending the existing PDD Overlay to allow for parcel HB-3184 to have 7,815 square feet of lot area and parcel HB-3183 to have 6,558 square feet of lot area. All in favor. Motion Carried.

6. Consider Final Plan review on a request for a PDD Overlay located at 3500 Block W. Mason St. / Haven Pl., HB-851-1:

Motion by Rich Heidel second by Dave Dillenburg to approve the final plan for the PDD as presented with the following conditions:

1. There shall be no exterior storage;
2. No business shall be operated from any unit that does not comply with the Village Home Occupation codes;
3. There shall be no parking allowed on private roadway;
4. Waste and recycling materials and containers shall be stored inside of buildings unless a common element collection area is constructed within the development to be utilized by all tenants and is constructed to comply with Village Ordinances and such materials shall be collected only on non-holiday weekdays and between the hours of 7:00am and 8:00pm;
5. Implementation of restrictive covenants by developer;
6. Maximum of 32 individual units;
7. No structure (including any mechanical equipment) shall exceed 25 feet in height from grade.

All in favor. Motion carried.

7. Consider a request to rezone parcels HB-409, HB-419, HB-420, HB-421, HB-422, & HB-424 from A-2: Exclusive Agricultural District to A-1: Agricultural District:

Motion by Rich Heidel second by David Johnson to approve the rezoning of HB-409, HB-419, HB-420, HB-421, HB-422, and HB-424 from A-2: Exclusive Agricultural District to A-1: Agricultural District. All in favor. Motion carried.

8. Preliminary Review for a CUP to Operate a Quarry on Parcels HB-409, HB-419, HB-420, HB-421, HB-422, & HB-424, County Line Rd., Nathan Rd., & S. Overland Rd. from A-2: Exclusive Agricultural District to A-1: Agricultural District):

Lisa Ostrenga (455 Nathan Rd.), Dave Rottier (1017 S. Overland Rd.), and Chad Fuss (493 Nathan Rd.) all asked questions of the Commission, Staff, and the applicant relating to proposed quarry operations and potential effects on neighboring properties along with complaints on existing quarry operations within the Village. The Commission directed Staff to work with the applicant and neighboring property owners and bring back this CUP request for formal action at a future meeting.

9. Adjourn:

Motion by Dave Dillenburg, second by Jeff Ambrosius, to adjourn. All in favor. Motion carried. Meeting adjourned at 7:50 pm.