



**Village of Hobart Planning & Zoning Commission Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, January 8, 2020 – 5:30 pm**

1. Call to Order, Roll Call:

The meeting was called to order by Rich Heidel at 5:32 pm. Roll call: Bob Ross, aye; John Rather, aye; Rich Heidel, aye; Dave Dillenburg, aye; Jeff Ambrosius, aye; Tom Dennee, excused; David Johnson, aye.

2. Verify/Modify/Approve Agenda:

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

3. Approval of Planning & Zoning Minutes:

Motion by Rich Heidel, second by Jeff Ambrosius to approve the November 20, 2019 minutes with the modification correcting the meeting time at the top of the page. All in favor. Motion carried.

4. Public Comment on Non-Agenda Items:

None.

5. Modifications to the permitted uses and conditional uses within the I-1: Limited Industrial Zoning District and modification to the Definitions in the Zoning Ordinance, Chapter 295:

With recent and proposed developments within the zoning district of I-1: Limited Industrial District, Village Staff is recommending a few minor modifications to the Village Zoning Code, Chapter 295 pertaining to the permitted and conditional uses, along with an addition to the definitions also located in Chapter 295. In one particular area that is zoned I-1 (Camber Ct. and Packerland Dr.), out of the four existing and proposed developments, three would currently require a conditional use permit. Village Staff investigated the possibility of rezoning this area but decided to review other options due to concerns of creating “spot zoning”. Therefore, the request is to modify both the permitted and conditional uses within section 295-259 and 295-261 of the Village Zoning Code. The commission directed staff to better clarify the definitions of machining and warehousing and bring this item back for review at the February meeting.

6. Consider rezoning parcels HB-239-4 and HB-239-5 from A-2 to A-1 (800 Block Fernando Drive):

These two parcels were created via a 2 Lot CSM back in August 2019 and the property owners are now requesting to have both parcels be rezoned from the current A-2: Exclusive Agricultural District to A-1: Agricultural District. The owner of one of the properties is planning to build a new dwelling there in the future and the A-2 district does not allow dwellings as a permitted use other than the dwelling for the owner of the farm. The A-1 zoning district allows for individual dwellings while still allowing for the raising of animals as a permitted use. Motion by Rich Heidel, second by Bob Ross, to grant rezoning of HB-239-4 and HB-239-5 (800 Block Fernando Dr) from A2: Exclusive Agricultural to A1: Agricultural District as presented. All in favor. Motion carried.

7. Meeting Adjournment:

Motion made by Dave Dillenburg, second by Bob Ross to adjourn. All in favor. Motion carried. Meeting adjourned at 6:43 pm.