



**Village of Hobart Planning & Zoning Commission Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, June 12, 2019 – 5:30 pm**

1. Call to Order, Roll Call:

The meeting was called to order by Rich Heidel at 5:31 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 Dave Johnson to approve the agenda as presented. All in favor. Motion carried.

3. Approval of Planning & Zoning Minutes:

Motion by Dave Johnson, second by Bob Ross to approve the May 8, 2019 minutes as presented. All in favor. Motion carried.

4. Public Comment on Non-Agenda Items:

None.

5. 2 Lot CSM for HB-2040 (1810 Riverdale Drive):

The applicants, Ehren & Jody Graf, are requesting the CSM for residential development. The property is currently zoned R-1. Both lots satisfy the minimum of 12,000 square feet and achieve the density of no more than three residential lots for each 2 acres of land as required by ordinance. Additionally, these proposed lots exceed the minimum of 100 feet of lot frontage along the street right-of-way. These requirements are for lots that are serviced with public sewer in this zoning district, however, public sewer is not available to these lots. Motion by Rich Heidel, second by Jeff Ambrosius, to grant a two-lot CSM dividing HB-2040 (1810 Riverdale Drive) into a 1.00 acre parcel and a 2.57 acre parcel as presented. All in favor. Motion carried.

6. 4 Lot County Plat for HB-3205 (500 Block Larsen Orchard Parkway):

The applicant, Village of Hobart, is requesting the plat for future commercial development opportunities. The property is currently zoned PDD#1: Centennial Centre at Hobart District. Although to date there have not been any developments submitted to the Village for review, all four of these proposed lots would comply with the minimum lot square footages required by ordinance for such uses as but not limited to commercial, retail, multifamily, and mixed-use. Staff recommends approval with no conditions. Motion by Dave Dillenburg, second by Jeff Ambrosius, to grant a four-lot county plat dividing HB-3205 (500 Block Larsen Orchard Parkway) into 3.700 acre, 2.100 acre, 2.013 acre, and 1.043 acre parcels as presented. All in favor. Motion carried.

7. Meeting Adjournment:

Motion made by Rich Heidel, second by John Rather to adjourn. All in favor. Motion carried. Meeting adjourned at 5:45 pm.