

**Village of Hobart Planning & Zoning Commission Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, March 14, 2018 – 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; Chase Raboin, aye; Rich Heidel, aye; Dave Dillenburg, aye; Jeff Ambrosius, aye; Tom Dennee, aye; David Johnson, aye.

2. Verify/Modify/Approve Agenda:

Motion by Rich Heidel, second by Bob Ross to approve the agenda as presented. All in favor. The motion passed unanimously.

3. Approval of Planning & Zoning Minutes:

February 14, 2018: Motion by Bob Ross, second by Rich Heidel to approve the February 14, 2018 minutes as presented. All in favor. Motion carried.

4. Public Comment on Non-Agenda Items:

None

5. Certified Survey Map, HB-690-1 and HB-3232, creating 3 parcels from 2 parcels:

Discussion & Action:

Chad Roffers recently recorded the Trout Creek Estates plat. The proposed CSM creates 3 parcels from the parcel abutting the subdivision (HB-690-1) and lot 13 (HB-3232). The three parcels comply with the R2R district street frontage and lot size requirements.

Motion made by Rich Heidel, second by Jeff Ambrosius to approve the 3 lot CSM for Chad Roffers, HB-690-1 and HB-3232, with the conditions as presented. All in favor. Motion carried.

6. Consider Conditional Use Permit for Fitness Facility, HB-949-2, 1382 Plane Site Blvd:

Discussion & Action:

The owners of FIRE Fitness request a conditional use permit to operate a fitness center at 1382 Plane Site Blvd. Staff recommends granting the CUP as other non-industrial businesses have operated harmoniously within the area's industrial users for several years. Commission requests that the CUP be issued to the four individual owners, and not the company.

Motion made by Tom Dennee, second by Bob Ross to approve the CUP for Kim and Nick Kroehler, and Brian and Dannelle King to operate a fitness center at 1382 Plane Site Blvd. All in favor. Motion carried.

7. Consider Cross Country Plat Rezoning, Parcels HB-770 and HB-771-4:

Discussion & Action:

Francis Burkel requests to rezone parcels HB-770 and HB-771-4 from A1 to R2R as they are included in the Cross Country Subdivision plat presented in Item 8.

Motion made by Rich Heidel, second by Bob Ross to the rezoning of HB-770 and HB-771-4 from A1-Agriculture to R2R-Rural Residential as presented. All in favor. Motion carried.

8. Cross Country Plat, Final Plat, Parcels HB-770 and HB-771-4:

Discussion & Action:

A review of the plat reveals all proposed parcels satisfy the R2R parcel street frontage and lot size requirements. Staff has communicated to the applicant and agent to provide information demonstrating lot 6 has buildable area comparable to those of the rest of the subdivision, including the ability to accommodate a private sanitary system and well. The agent informed the commission that paperwork has already been started to allow for these accommodations.

Motion made by Rich Heidel, second by Tom Dennee to approve the final Cross Country plat for parcels HB-770 and HB-771-4 with the conditions presented. All in favor. Motion carried.

9. Discuss Sign Ordinance; Ground Limits, Electronic Messages, Temporary Signs:

Discussion:

Staff requested guidance from the commission regarding amending the current sign ordinance to be more accommodating to businesses. Recommendations included creating regulations on light emittance limits, scroll speed limits, amending height and size limits for highway frontage, and creating guidelines for the size and height variances. All were in favor of creating such amendments. Staff to bring forward drafts at next meeting.

10. Zoning Administrator's Report:

No report at this time.

11. Meeting Adjournment:

Motion made by Tom Dennee, second by Jeff Ambrosius to adjourn. The motion passed unanimously. Meeting adjourned at 6:43pm.