



Village of Hobart Planning & Zoning Commission Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, January 24, 2018– 5:00 pm

1. **Call to Order, Roll Call:** The meeting was called to order by Rich Heidel at 5:03pm. Roll call: Bob Ross, aye; Chase Raboin, aye; Rich Heidel, aye; David Dillenburg, aye; Tom Dennee, aye; David Johnson, aye. Jeff Ambrosius is excused.
2. **Verify/Modify/Approve Agenda:** Motion by Rich Heidel, second by David Johnson to approve the agenda as presented. The motion passed unanimously.
3. **Public Comment on Non-Agenda Items:**
None.
4. **Comprehensive Plan Text and /Future Land Use Map Amendments:**
Discussion and Action: In considering Hobart Storage, LLC’s rezoning and Conditional Use Permit requests for a development of Mini-Storage Warehouses, Condominium Warehouses, Multi-Tenant Business Space buildings on parcel HB-658, staff identified the Village’s 2036 comprehensive Plan did not envision or contemplate uses in this area other than agriculture and residential. The Comprehensive Plan does not prevent this Village from proceeding with the requested rezoning and Conditional Use Permit. However, when the Village identifies uses or rezoning’s that are compatible in any given area which were not previously contemplated, it must amend the Future Land Use Map, and verbiage in the Comprehensive Plan if necessary.
In this case, the proposed development is one that was not previously contemplated. Given there is support for this development, the requested rezoning and Conditional Use Permit, it is now appropriate to give consideration to amending the Future Land Use Map for this parcel, and perhaps additional lands in the area, from the present Agriculture/Future Residential designation to one that will support the proposed development.
When considering modifications to the Future Land Use Map, consideration must be given to the context of the required Comprehensive Plan elements in regards to the goals, objectives, and policies. Chapter 9 of the Comprehensive Plan summarizes these elements and their goals, objectives, and policies.
Motion by Rich Heidel, second by Dave Dillenburg to approve the amendment to the Comprehensive Plan Document for mixed residential, commercial and industrial on shared or adjoining sites and Future Land Use Map to amend parcels HB-658, HB-677, HB-665, HB-666 and HB-809 to the mixed residential/commercial/industrial category. All in favor. Motion carried.
5. **Zoning Administrator’s Report:**
The activity report agenda item allows Village Staff to apprise the Board and Public of any new or time-sensitive information. Activity Reports may be given verbally and/or in writing. There were none at this time.
6. **Meeting Adjournment:** Motion made by Rich Heidel, second by Bob Ross to adjourn. The motion passed unanimously. Meeting adjourned at 5.28pm.