



Village of Hobart Planning & Zoning Minutes
Hobart Village Offices; 2990 S. Pine Tree Rd, Hobart, WI
September 14, 2016 – 5:30 pm

1. **Call to Order:** Rich Heidel called the meeting to order at 5:30 pm.
Roll Call: Jeff Ambrosius, aye; Rich Heidel, aye; Dave Dillenburg, aye; Tom Dennee, aye; David Johnson, aye. Bob Ross is excused.
2. **Verify/Modify/Approve Agenda**
Motion by Rich Heidel, **Second by** Tom Dennee to approve the Planning & Zoning Commission agenda as presented. All in favor. None opposed. Motion carried.
3. **Approval of Planning & Zoning Minutes: August 10, 2016**
Motion by David Johnson, **Second by** Jeff Ambrosius to approve the August 10, 2016 minutes as presented. All in favor. None opposed. Motion carried.
4. **Public Comment on Non-Agenda Items:**
None.
5. **Certified Survey Map, Parcels HB-536-1:**
Steve Atkins, Centennial Centre Development LLC, proposes dividing parcel HB-536-1 into two parcels, creating independent parcels for two planned multi-family buildings. Staff is presently reviewing plans in preparation for the Site Review Committee's consideration in their September 21, 2016 meeting. A review of the site plans for these two buildings, utilizing the proposed CSM did not identify any concerns with the proposed lot division. Cross access agreements will be developed.
Motion by Tom Dennee, **Second by** David Johnson to approve the 2-Lot CSM for Centennial Centre Development LLC for future development. All in favor. None opposed. Motion carried.
6. **Consider CUP, 4516 Choctaw Trl., HB-1491-A-237:**
DeLeers Construction Inc. is the applicant/agent for the owners of 4516 Choctaw Trl. He is seeking approval of the Conditional Use Permit for a 6' tall estate style fence in the front yard, whereas the general ordinance standard limits the height of such fences to 3' in maximum height. The proposed estate style fence consists of 6-foot-tall, metal, 1-inch tubular, picket fence panels. There will be a driveway gate with brick columns and operated mechanically with a remote control. The proposed fence is an estate style fence that is proposed for the width of the house in an effort to provide screening and privacy for a planned front yard court yard.
Motion by Rich Heidel, **Second by** Tom Dennee to approve the Conditional Use Permit for HB-1491-A-237 at 4516 Choctaw Trail for an estate style fence exceeding front yard height limit. All in favor. None opposed. Motion carried.
7. **Zoning Administrator's Report:**
The quarterly quarry update is coming up in October for the Daanen & Janssen Quarry.
8. **Meeting Adjournment:**
Motion by Rich Heidel, **Second by** Tom Dennee to adjourn the meeting. All in favor. None opposed. Motion carried.

The meeting adjourned at 6:08 p.m.