



Village Office 2990 S. Pine Tree Rd, Hobart, WI  
[www.hobart-wi.org](http://www.hobart-wi.org) - [www.buildinhobart.com](http://www.buildinhobart.com)

Notice is hereby given according to State Statutes that the PLANNING AND ZONING COMMISSION of the Village of Hobart will meet on Wednesday, August 16, 2017 at 5:30 P.M. in the Village Office. NOTICE OF POSTING: Posted this 10<sup>th</sup> day of August, 2017 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the Village's website.

## MEETING MINUTES – PLANNING AND ZONING COMMISSION

**Date/Time: Wednesday, August 16, 2017 - 5:30 P.M.**

**Location: Village Office**

### **ROUTINE ITEMS TO BE ACTED UPON:**

1. Call to Order, Roll Call: The meeting was called to order by Rich Heidel at 5:30pm. Roll call: Rich Heidel, David Dillenburg, Jeff Ambrosius, Tom Dennee, Chase Raboin, David Johnson were present. Bob Ross was excused. Mr. Scott Janssen arrived at 6:00pm.
2. Verify/Modify/Approve Agenda: Motion made by Rich Heidel, second by Tom Dennee, to approve the agenda as amended. The motion passed unanimously. The amendment was to move item 5 and take it just prior to item 9 as Mr. Janssen would arrive later in the meeting.
3. Approval of Planning & Zoning Minutes: June 14, 2017: Motion made by David Dillenburg, second by Rich Heidel, to approve the minutes as presented. The motion passed unanimously.
4. Public Comment on Non-Agenda Items: No comments were given.

### **ACTION ITEMS**

#### **5. Daanen & Janssen Quarry Operations:**

**Discussion & Action Item:** 2<sup>nd</sup> Quarter Review. This item will appear prior at item 9 in this agenda.

#### **6. Consider Conditional Use Permit: Sports Training Facility, 1200 Flight Way Dr., HB-335-2-3:**

**Discussion and Action:** Consider CUP to allow development of a Sports Training Facility. Mr. Brian Peters, Bayland Buildings and Mr. Scott Smith, Synergy Sports Performance, were both present to answer any questions of the commission regarding the project. The project is planned to be located near the Driveway Hoops business in the S. E. Industrial park. The project is expected to provide athletes, parents and community members with a place to train with well-trained professional staff members. The Conditional Use Permit (CUP) is required because of the industrial zoning on the property. The building will be a metal / masonry construction and will be 18,570 sq. ft. facility. Site Review will be considering this building at its August 30<sup>th</sup> meeting. Motion by Tom Dennee, second by Jeff Ambrosius to recommend approval of the CUP for Synergy Sports Performance. The motion passed unanimously.

#### **7. Seidl Preliminary Plat Request, HB-197:**

**Discussion and Action:** Consider 7 parcel plat for single family dwelling development. This parcel is located on the SE corner of S. Pine Tree Rd. and Cyrus Dr. Mr. Jim Westerman, with Robert E. Lee & Associates is the representative for Mr. Steve Seidl. Mr. Westerman was present to answer any questions regarding the project. The parcel contains 13.112 acres and the plat creates 5-parcels slightly larger than 2 acres each and two parcels greater than 1.4 acres. The applicant is also applying for a zoning change on this property from the present A2-Exclusive Agriculture district to R2R-

Rural Residential. The rezoning will be addressed in a separate action at a hearing set for September 5, 2017. There is field drain tile on the property and the commission discussed the need to make the buyers aware of this so they can properly address the drainage during construction of their homes. Motion made by David Dillenburg, second by Tom Dennee to approve the plat as a final conditioned on any findings from the county that would require changes. The motion passed unanimously.

**8. Exclusive Agriculture Comprehensive Planning Rezoning Requests; various parcels:**

**Discussion and Action:** Consider Rezoning various parcels for inclusion and exclusion in the Exclusive Agriculture Zoning District; the Village's Farmland Preservation qualifying zoning district.

Allyn Dannhoff, Director of Neighborhood Services, spoke with the Commission regarding the changes that are being proposed as a part of the update being undertaken by Brown County and DATCAP. 5-years ago, in 2013, an update was done and there were parcels that should have been placed into the Exclusive Agricultural Zoned Lands. This periodic effort also provides an opportunity to remove lands from the Comprehensive Plan without incurring any re-zoning conversion fees, because they have been suspended by the current State Administration. We have some of each type.

To be rezoned to A2-Exclusive Agriculture:

Jacob's Family Parcels: HB:229, HB:233, HB:236, HB:1281-1, HB:1283-1, HB:238 HB:292.

To be rezoned to R2R Rural Residential:

Dan & Ken Goffard Parcels: HB:257-1 and HB:284-1.  
Stephen Seidl Parcel HB:197

Motion made by Rich Heidel, second by Chase Raboin to approve the change of zoning for the Jacobs' family parcels into Exclusive Agriculture; and Goffard and Seidl parcels out of Exclusive Agriculture to R2R. The motion passed unanimously.

These parcels are scheduled for hearings on September 5, 2017 for action.

**9. This item is the old #5 Daanen & Janssen Quarry Operations:**

**Discussion & Action Item:** 2<sup>nd</sup> Quarter Review. Mr. Scott Janssen arrived at 6:00pm. He went over the 2<sup>nd</sup> quarter blasting and crushing reports with the Commission. He told the commission that he has not had any complaints. Allyn Dannhoff, said that we had received one call for the quarter. Mr. Janssen did say that he is expecting to have 2-shots the morning of August 21<sup>st</sup>, September 2<sup>nd</sup> or October 2<sup>nd</sup> dependent upon sale orders for the stone. Mr. Janssen said that they will once again hold a public blast this year, he asked the Commissioners to let him know if they wished to attend. He said the blast will take place either the 25<sup>th</sup> or 28<sup>th</sup> of August. There was no action taken.

**10. UPDATE - 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. Mr. Dannhoff did not have any report for the commission members.

**11. ADJOURN:** Motion made by David Dillenburg, second by Jeff Ambrosius to adjourn. The motion passed unanimously. Meeting adjourned at 6:35pm.