

**Village of Hobart Planning & Zoning Commission Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, September 5, 2018 – 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; Chase Raboin, aye; Rich Heidel, aye; Dave Dillenburg, aye; Jeff Ambrosius, aye; Tom Dennee, excused; David Johnson, absent.

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:

Motion by Jeff Ambrosius, second by Bob Ross to approve the August 8, 2018 minutes as presented. All in favor. Motion carried.

4. Public Comment on Non-Agenda Items:

Aaron Kramer, Village Administrator, introduced and welcomed the village's new Director of Planning and Code Compliance, Todd Gerbers.

5. Conditional Use Permit, 4360 Indian Trail, HB-1518:

Applicants are seeking a conditional use permit to operate a bed-and-breakfast establishment on their property, which is zoned R-1 Residential. The application and description provided by the applicant addresses potential concerns and complies with village ordinance requirements for a bed-and-breakfast. Applicants welcomed noise level and parking restrictions and expressed their desire to preserve the serene culture of the neighborhood. The commission expressed that there are village ordinances that control noise/nuisance levels and restrict parking, and these can be penalized should they become an issue. Motion by Bob Ross, second by Rich Heidel, to grant a conditional use permit to Gerald and Elise Heimerl at 4360 Indian Trail (HB-1518) for the operation of a bed-and-breakfast with the following conditions: no on-street parking, no noise or nuisance detrimental to surrounding neighborhood, no serving or sale of liquor, no more than 6 tourists at one time. All in favor. Motion Carried.

6. Regulation of Home Occupations:

At the request of the commission, staff presented the current regulations on home occupations and a draft of a Home Occupation Ordinance from another community to compare. The commission requested that staff draft a new ordinance on home occupations and pull the current regulations from other areas of the code. The intent being to create transparency in the regulations and increase understanding and clarity. The draft ordinance will be presented at the next meeting for review.

7. Meeting Adjournment:

Motion made by Bob Ross, second by Jeff Ambrosius to adjourn. All in favor. The motion passed unanimously. Meeting adjourned at 6:32 pm.