



**Village of Hobart Planning & Zoning Commission Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, September 13, 2017– 5:00 pm**

1. **Call to Order, Roll Call:** The meeting was called to order by Rich Heidel at 5:00pm. Roll call: Chase Raboin, aye; Rich Heidel, aye; David Dillenburg, aye; Tom Dennee, aye; David Johnson, aye. Bob Ross and Jeff Ambrosius were excused.
2. **Verify/Modify/Approve Agenda:** Motion by Rich Heidel, second by Tom Dennee to approve the agenda as presented. The motion passed unanimously.
3. **Approval of Planning & Zoning Minutes: August 16, 2017:** Motion made by David Johnson, second by Tom Dennee to approve the August 16, 2017 minutes as presented. The motion passed unanimously.
4. **Public Comment on Non-Agenda Items:** None.
5. **Conditional Use Permit, PODS Warehouse; HB-950-1, 1800 Block Plane Park Drive:**
Discussion and Action: Don Drake and Andrew Mielke of Packerland Portable Storage Inc., propose a 31,250 sf industrial facility for their PODS portable storage franchise. Their proposal is to use approximately 12,500 sf of this building as warehousing space for their PODS business and use the remaining space for additional warehouse and/or light manufacturing tenants. The applicants are also seeking pre-approval for potential tenants for the additional space in the facility. The new tenant would automatically trigger a Zoning and Building code review prior to building permit issuance and/or occupancy to ensure compliance with the Ordinance.
Motion by Rich Heidel, second by Tom Dennee to approve the request for a Conditional Use Permit for PODS Warehouse subject to 5 conditions discussed as amended by the Commission; 1800 Block Plane Park Dr, HB-950-1. The motion passed unanimously.
6. **Certified Survey Map, part of parcel HB-950-1, Plane Park Drive extended:**
Discussion and Action: The CSM is providing for a parcel to be transferred to Don Drake and Andrew Mielke for their PODS franchise development for immediate development. Additionally, the Developer Agreement provides the developers an option for an outlot immediately west of the aforementioned parcel. Because there is a chance road frontage might be made available to the outlot, the CSM and Agreement will require that a cross-access easement be provided on the lot being transferred for development. The cross-access agreement will provide the ability to install utilities and ordinary access to the outlot.
Motion by Tom Dennee, second by Rich Heidel to approve the CSM for PODS on Plane Park Drive, HB-950-1 as presented. The motion passed unanimously.
7. **Conditional Use Permit, Family Milk Hauling Business and Storage Building for Vehicles, 5150 County Line Rd., HB-486-2:**
Discussion and Action: Trevor and Aly Mueller have a pending offer to purchase this home and property with the intent of being able to secure approval to operate a family Father-Son business, Mueller Transport. Mueller Transport is a milk hauling company. Presently Mueller Transport operates a single semi-tractor trailer rig for daily routes in collecting milk from dairy farms and delivering to dairies. The business is agriculture related as it supports the dairy industry.
Motion by Rich Heidel, second by Dave Dillenburg to approve the Conditional Use Permit for Jon & Trevor Mueller at 5150 County Line Rd, HB-486-2 as proposed with the named conditions. The motion passed unanimously.

8. **Conditional Use Permit, Private Pond, 1211 S Pine Tree Road, HB-380-5:**
Discussion and Action: Robert Kraft proposed a rear yard pond of approximately ½ acre in surface area which complies with the Ordinance.
Motion by Dave Dillenburg, **second by** Tom Dennee to approve the Conditional Use Permit request by Robert Kraft at 1211 S Pine Tree Rd, HB-380-5 as presented. The motion passed unanimously.
9. **Preliminary Plat Parcels HB-726, HB-726-1, HB-725, HB-723, HB-742:**
Discussion and Action: Tom Juza proposes a single-family plat creating 80+ single-family parcels. Upon review, staff identified the parcels created largely do not adhere to any existing residential zoning district lot size, street frontage, or setback standards. Allyn Dannhoff will work on language for a planned development overlay to accommodate the development.
Motion by Rich Heidel, **second by** Tom Dennee to approve the Preliminary Plat for The Yard at Hobart Junction. The motion passed unanimously.
10. **Zoning Ordinance Amendment, Section 295-357 D. (1):**
Discussion and Action: The existing Ordinance does not address masonry requirements when buildings have multiple street exposure.
Motion by Dave Dillenburg, **second by** David Johnson to approve the proposed amendment to Ordinance Chapter 295-357 D. (1) regarding masonry requirements. The motion passed unanimously.
11. **Exclusive Agriculture Comprehensive Planning Rezoning Requests: various parcels:**
Discussion and Action: It is intended that these two parcels be included in the Brown County Exclusive Agriculture Comprehensive Plan amendment and said amendment securing approval from the State Department of Agriculture, Trade and Consumer Protection.
Motion by Rich Heidel, **second by** Tom Dennee to approve the change of zoning from A1 to A2-Exclusive Ag for parcels HB-234 and HB-1283. The motion passed unanimously.
12. **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.
13. **Meeting Adjournment:** Motion made by Dave Dillenburg, second by Rich Heidel to adjourn. The motion passed unanimously. Meeting adjourned at 5:47pm.