



Village of Hobart Planning & Zoning Commission Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, January 10, 2018– 5:30 pm

1. **Call to Order, Roll Call:** The meeting was called to order by Rich Heidel at 5:30pm. Roll call: Bob Ross, aye; Chase Raboin, aye; Rich Heidel, aye; David Dillenburg, aye; Jeff Ambrosius, aye; Tom Dennee, aye; David Johnson, aye.
2. **Verify/Modify/Approve Agenda:** Motion by Bob Ross, second by Jeff Ambrosius to approve the agenda as presented. The motion passed unanimously.
3. **Approval of Planning & Zoning Minutes: December 10, 2017:** Motion made by Bob Ross, second by David Johnson to approve the December 10, 2017 minutes as presented. The motion passed unanimously.
4. **Public Comment on Non-Agenda Items:**
Mr. Lee Nelson inquired about his financial assurance bond for the sand and stone pit on Trout Creek Rd. and is asking for it to be released because he sold the property to Mr. Chad Roffers. The Village is working with Mr. Roffers to get the required information in order to release the bond.
5. **Conditional Use Permit, HB-658, 4000 Blk N Overland Rd., Storage Warehouse:**
Discussion and Action: Chad Reader and Lance VandenHeuvel are proposing a development plan for parcel HB-658, 24.351 acres. This plan includes mini-storage warehousing, private condominium storage, and leased business spaces for small business. The purchase agreement hinges largely on three criteria: securing rezoning, securing a Conditional Use Permit for the Warehousing uses, and securing Site Review Committee approval for this development. A Conditional Use Permit is needed for the storage warehousing use. The business lease spaces are targeting the small contractor market office/shop/warehouse space. However, it is possible other uses permitted in the Limited Industrial district may also be attracted.
Motion by Rich Heidel, second by Jeff Ambrosius to approve the Conditional Use Permit for Hobart Storage LLC conditioned upon securing the proper rezoning and secure approval of the Site Review Committee. All in favor. Motion carried.
6. **Rezoning, HB-658, 4000 Blk N. Overland Rd., Agriculture to Limited Industrial:**
Discussion and Action: Chad Reader and Lance VandenHeuvel are proposing a development plan for parcel HB-658, 24.351 acres. This plan includes mini-storage warehousing, private condominium storage, and leased business spaces for small business. The purchase agreement hinges largely on three criteria: securing rezoning, securing a Conditional Use Permit for the Warehousing uses, and securing Site Review committee approval for this development.
Motion by Rich Heidel, second by Dave Dillenburg to approve the change of zoning from Agriculture to Limited Industrial for HB-658 conditioned upon making zoning effective upon successful transfer of land. All in favor. Motion carried.
7. **Area Development Plan; Adopt Plat Road Plan – The Yard at Hobart Junction:**
Discussion and Action: The Yard at Hobart Junction subdivision plat proposes roads crossing the former railroad right of way. Because the former railroad right of way land is not included as being lands included within the subdivision, the Brown County Planning Department has identified the County Subdivision Ordinance requires the projected roads crossing said former railroad right of way must be included in an Area Development Plan.
Motion by Tom Dennee second by Bob Ross to approve the Area Development Plan for the Yard at Hobart Junction. All in favor. Motion carried.
8. **Conditional Use Permit, HB-857, 3380 S Pine Tree Rd., Bulk Materials & Equipment Storage Yard:**
Discussion and Action: In October 2014, Chad Roffers secured Site Review Committee approval to develop the southeast corner of this property into a contractor office/shop/yard. At that time it was relayed and understood substantial excavating would take place to lower the elevation of the property to that of the south abutting property. In the past several months, staff noted Mr. Roffers started bringing in stocks of salvaged asphalt and other fill. The salvaged asphalt has been ground and spread across much of this site, contrary to the

plan approved by the Site Review Committee. Said plan called for the stockpiled topsoil stripped from this site to be redistributed across this parcel and revegetated. Rather, staff observed the stockpiled topsoil being hauled to the Georgia Pacific landfill site last winter. Staff inquiries of Mr. Roffer's activities has revealed he now desires to use the entire parcel for bulk storage of materials he supplies to and/or obtains from customers for future use. The store of sand presently on site is one where staff has observed sand being hauled to and from this site. Additionally, now the site is being used for storage of hauled snow, presumed to be from plow customer sites. Staff has advised Mr. Roffers, the proposed use, which has become the present use, is not a permitted use and may only be conducted if a Conditional Use Permit is secured. If a Conditional Use Permit is secured, then Site Review Committee approval must also be secured for elements such as landscaping, paving needs, parking, storage location, etc. The Planning & Zoning Commission also has authority to weigh in on site development and aesthetic conditions in its consideration of and authority for the requested Conditional Use Permit, if positive recommendation is considered.

Motion by Rich Heidel, second by Tom Dennee to approve the Conditional Use Permit for Chad Roffers at 3380 S Pine Tree Rd. HB-857 conditioned upon Site Review Committee approval, nuisance reviews and hours of operation from 6:00am to 10:00pm. All in favor. Motion carried.

9. **Rezoning, Parcels HB-726, HB-726-1, HB-725, HB-723, HB-724, portion of HB-723-4 from B1-Community Business to R1-Residential with a Planned Development Overlay;**

Discussion and Action: During the preliminary and final plat review process, staff explained the parcels created in the plat do not wholly meet any of our residential district requirements. In this recognition, staff explained if the Commission and Village Board supported the configuration of the parcels of the plat, a Planned Development Overlay can be created to formally render the parcels and proposed setbacks as the adopted criteria for this development. This is a similar approach the Village has employed for Polo Point, and the Planned Development District. A new approach for this PDO is including many of the developer's covenants so as to become ordinance requirements for this development. This is a topic the Commission has expressed desire for in the past years, and if approved and supported, staff will include similar efforts for past developments where residents have expressed support for enforcement of similar types of covenants.

10. **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.

11. **Meeting Adjournment:** Motion made by Rich Heidel, second by Bob Ross to adjourn. The motion passed unanimously. Meeting adjourned at 6:55pm.