

**Village of Hobart Planning & Zoning Commission Minutes  
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI  
Wednesday, June 13, 2018 – 5:30 pm**

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**1. Call to Order, Roll Call:**

The meeting was called to order by Rich Heidel at 5:32 pm. Roll call: Bob Ross, excused; Chase Raboin, aye; Rich Heidel, aye; Dave Dillenburg, aye; Jeff Ambrosius, aye; Tom Dennee, excused; David Johnson, aye.

**2. Verify/Modify/Approve Agenda:**

Motion by Rich Heidel, second by Jeff Ambrosius to approve the agenda as presented. All in favor. The motion passed unanimously.

**3. Approval of Planning & Zoning Minutes:**

Motion by David Johnson, second by Chase Raboin to approve the May 9, 2018 minutes as presented. All in favor. Motion carried.

**4. Public Comment on Non-Agenda Items:**

None.

**5. Status Update on Conditional Use Permit, HB-857, 3380 S Pine Tree Rd, Bulk Materials & Equipment Storage Yard:**

**Discussion:**

Staff reported that junked vehicles have been removed from the site, the berm has been planted with trees, and a storm water management plan has been submitted to the DNR. Mr. Roffers further indicated that the top soil pile is in the process of being moved off the property, the berm is being extended along highway 54 to the edge of the property, and the heights of the piles are being managed to ensure compliance. Furthermore, Chad indicated he has spoken with NE Asphalt in an effort to schedule paving of the driveway, and he will post the lot's address at the road for public safety purposes. Staff will continue monitoring the forward progress and report back in July. No action taken.

**6. Conditional Use Permit, HB-859 & HB-859-8, Nick Thomas, SPS Roofing, Asphalt Roofing Materials Recycling:**

**Discussion & Action:**

Staff reported that there has been no evidence of recycling efforts taking place; there has been no visible evidence of sorting the estimated 4,000 tons of material deposited on the land. The village has sent correction letters to Mr. Thomas indicating that he is non-compliant with the CUP and outlining the steps he must take to correct the violations. Additionally, the DNR and Brown County have also commenced actions to secure compliance with applicable rules, regulations, and contracts. Nick sent correspondence to the village stating that he is working with the DNR to close the project, to which the village requested a schedule/timeline. One of the landowners was in attendance to verify the conditions of the lot and to give further insight on the communication with the DNR/County. Based on the continued non-compliance and the intervention of the DNR and Brown County, a motion was made by Rich Heidel, second by Dave Dillenberg, to revoke the CUP issued in 2016 to Nick Thomas at HB-859 and HB-859.8. All in favor. Motion carries.

**7. Consider Certified Survey Map, Parcels HB-950, HB-950-1, HB-950-2, & HB-326:**

**Discussion & Action:**

These are lands acquired by the village for economic growth in Tax Increment District 2. The village is requesting that the parcels be divided into 5 lots, with the addition of a street, to allow for new business to come to the area. The Village has entered into a contract with a business for the development of the proposed northwest parcel, and other business has put earnest money down on the proposed, large, south parcel. There are two areas with a gap/overlap in the surveys, which will be addressed at the June 19<sup>th</sup> village board meeting. The outlot indicated on the CSM provided is undevelopable land that will be retained by the village and will also be revised so that it is a triangle, not a square. A motion was made by Rich Heidel, second by Jeff Ambrosius, to approve the 5-lot CSM on the condition of a revised copy to be provided to the village board prior to their approval. All in favor. Motion carries.

**8. Sign Ordinance Amendments:**

**Discussion & Action:**

Staff made changes to the proposed sign ordinance amendments based on the discussion at the May 9<sup>th</sup> meeting. Changes include: adding a definition for a mobile mounted sign, striking unnecessary conditions outlined in 295-361 H(3)(e), adding nit value restrictions and verbiage to clarify these restrictions, and excepting mobile mounted signs from those prohibited. After discussing all proposed changes and additions, a motion was made by Dave Dillenburg, second by Rich Heidel, to approve the amendments to the sign ordinance (295-361) under the condition that a width restriction of 20 feet be added as 295-361 H(3)(b)[e]. All in favor. Motion carries.

**9. Consider Conditional Use Permit for 4735 Fonda Fields, HB-2485:**

**Discussion:**

Marty Brice, Marty Brice Construction Inc, is the applicant/agent for Gary Decaster, owner of 4735 Fonda Fields. He is seeking approval of a CUP for an estate style fence along the front property line, whereas the general ordinance standard limits the height of such fences to 3' in maximum height. The commission expressed public safety concerns with the construction of said fence as it includes a gated entry to the residence. Further questions arose regarding the imposing nature of the fence, and the maximum height of the pillars. The commission would like to be able to address their questions and concerns with the applicant and or homeowner at the July meeting. No action taken.

**10. Zoning Administrator's Report:**

None.

**11. Meeting Adjournment:**

Motion made by Rich Heidel, second by Jeff Ambrosius to adjourn. All in favor. The motion passed unanimously. Meeting adjourned at 7:06pm.