



Village of Hobart Planning & Zoning Commission Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, May 10th, 2017– 5:30 pm

1. **Call to Order, Roll Call:** The meeting was called to order by Rich Heidel at 5:30pm. Roll call was taken, Rich Heidel, David Dillenburg, Jeff Ambrosius, Chase Raboin, David Johnson, Bob Ross were present. Tom Dennee was excused.
2. **Verify/Modify/Approve Agenda:** Motion made by Rich Heidel, second by Bob Ross to approve the agenda. The motion passed unanimously.
3. **Approval of Planning & Zoning Minutes: April 12, 2017:** Motion made by Bob Ross, second by Dave Johnson to approve the Minutes of April 12, 2017. The motion passed unanimously.
4. **Public Comment On Non-Agenda Items:** None.
5. **Public Hearing – TID #1 Amendment:** Rich Heidel opened the hearing for TID #1 Amendment. Aaron Kramer, Administrator explained the changes being considered for TID#1. The original TID Project Plan language called for “water lines” and the better language would have been “water infrastructure” to allow for the water tower. The water tower will provide for better fire protection and pressure for the buildings in the area. It is also the more cost-effective option between the loop and the tower. The cost of the infrastructure will be borne by the TID district, not the general fund. The other amendment would be to allow for development within ½ mile of the TID boundary. These properties as developed would provide tax revenue for all entities, schools, county, state and village. Mr. H. Rueden would like to have the State Highway 172 added to the language in the amendment as it is another major road within the village. No further comments were given. The hearing was closed.
6. **Public Hearing - TID #2 Amendment:** Rich Heidel opened the hearing for TID #2 Amendment. Aaron Kramer, Administrator explained the changes being considered for TID#1. The amendment for TID #2 would be to allow for development within ½ mile of the TID boundary. These properties as developed would provide tax revenue for all entities, schools, county, state and village. Mr. H. Rueden asked if there should be a mention of the tribally owned properties within and near the TID. He feels that they might have some effect on the district. No further comments were given. The hearing was closed.
7. **Resolution 2017-02:**

Discussion and Action: Planning and Zoning Commission Resolution approving a Project Plan Amendment for Tax Incremental District No. 1 of the Village of Hobart, Wisconsin. The commission members discussed the life of the TID and the projections for the financing requirements. The TID is sustainable and even if there were no more construction projects, the TID would be able to pay for the bonding. Motion made by Rich Heidel, second by Bob Ross to approve Resolution 2017-02. Roll call vote: Rich Heidel, aye, David Dillenburg, aye, Jeff Ambrosius, aye, Chase Raboin, aye, David Johnson, aye, Bob Ross, aye. The motion carried Unanimously.
8. **Resolution 2017-03:**

Discussion and Action: Planning and Zoning Commission Resolution approving a Project Plan Amendment for Tax Incremental District No. 2 of the Village of Hobart, Wisconsin. The commission members discussed the life of the TID and the projections for the financing requirements. This TID meets the requirements of the state for fiscal stability. Motion made by Rich Heidel, second by Bob Ross to approve Resolution 2017-03. Roll call vote: Rich Heidel, aye, David Dillenburg, aye, Jeff Ambrosius, aye, Chase Raboin, aye, David Johnson, aye, Bob Ross, aye. The motion carried Unanimously.

9. **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. Allyn Dannhoff, Director of Neighborhood Services, spoke with the commission regarding the possibility of vacating a platted road. The roads would be Sand Lake Road and Sand Terrace. These roads were dedicated to the village, however there is no development taking place and now the owner would like to vacate the roads. The roads would be reattached to parcel HB:132 if this is eventually approved. No action was taken. Mr. Dannhoff also spoke to the commission about the possibility of reviewing some of the restrictive covenants of several subdivisions and possible including some of the covenants in the code rewrite that he is undertaking. No action was taken.

10. **Meeting Adjournment:** Motion made by Bob Ross, second by Jeff Ambrosius to adjourn. The motion passed unanimously. Meeting adjourned at 6:30pm.