



**Village of Hobart Planning & Zoning Commission Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, December 13, 2017– 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; David Johnson, aye. Tom Dennee is excused.
2. **Verify/Modify/Approve Agenda:** Motion by Rich Heidel, second by Bob Ross to approve the agenda as presented. The motion passed unanimously.
3. **Approval of Planning & Zoning Minutes: September 13, 2017:** Motion made by Rich Heidel, second by David Johnson to approve the September 13, 2017 minutes as presented. The motion passed unanimously.
4. **Public Comment on Non-Agenda Items:** None.
5. **Daanen & Janssen Quarry Operations:**
Discussion and Action: 3rd and 4th quarter review. Nine blasts have taken place this year so far and 2 more are scheduled in December. There were 1-2 vibration complaints in 2017 and the seismograph reports are within the guidelines. There were no changes to the proposed permit from the previous year.
Motion by Rich Heidel, second by Bob Ross to approve the 2018 non-metallic mining permit for the Daanen & Janssen quarry as presented. The motion passed unanimously.
6. **Final Plat, Parcels HB-726, HB-726-1, HB-725, HB-723, HB-742 for The Yard at Hobart Junction:**
Discussion and Action: Developer, Tom Juza is seeking Final Plat approval for the proposed single-family plat creating 87 single family parcels. Several recommendations and general conditions were discussed. Staff will customize a PDD overlay similar to what was applied to the Polo Point Development.
Motion by Rich Heidel, second by Bob Ross to approve the final plat for The Yard at Hobart Junction as presented. The motion passed unanimously.
7. **Ordinance Amendment: Outdoor Wood Boilers, Chapter 177 and various sections of Village Zoning Ordinance:**
Discussion and Action: This chapter regulates Outdoor Solid-Fuel Fired Heating Devices (outdoor wood burning furnaces and boilers.) This chapter was likely created in the late 1990's when these heating devices increased in popularity in response to complaints about thick, low hanging smoke produced by these devices. Hobart's regulations prohibit these devices in all districts except the Agriculture districts. Recently an inquiry was made about installing one of these devices in a detached accessory building (vs. being a stand-alone device in the yard.) A review of Chapter 177 identifies this chapter only regulates solid fuel devices installed outdoors. Such heating devices installed inside a detached accessory structure are not addressed by this ordinance. In this regard the following proposed ordinance modifications are drafted to address all heating devices that are not installed within the principal/primary structure, whether located outdoors or in an accessory or subordinate structure. Allyn will rewrite to add language regarding fuel type that would be allowed.
8. **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.
9. **Meeting Adjournment:** Motion made by Rich Heidel, second by Bob Ross to adjourn. The motion passed unanimously. Meeting adjourned at 7:10pm.