



Notice is hereby given according to State Statutes that the PLANNING AND ZONING COMMISSION of the Village of Hobart will meet on Wednesday May 12th 2021. NOTICE OF POSTING: Posted this 7th of May, 2021 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village's website.

MEETING NOTICE – PLANNING AND ZONING COMMISSION

Date/Time: Wednesday May 12th 2021 (5:30 P.M.)

Location: Village Office, 2990 South Pine Tree Road

ROUTINE ITEMS TO BE ACTED UPON:

1. Call to order/Roll Call.
2. Certification of the open meeting law agenda requirements and approval of the agenda
3. Approval of Minutes – April 14th 2021 (Page 3)
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION - Consider Conditional Use Permit for An Accessory Building (HB-829-10, 3360 Belmar Road) (Page 6)

The current property owner, Robert Zepnick, has an existing accessory building located to the rear of his property that is currently at 2,490 square feet. Mr. Zepnick is requesting a Conditional Use Permit to exceed the maximum allowable building square footage by ordinance of 2,500 square feet to allow for a building addition of 1,000 additional square feet.

6. DISCUSSION AND ACTION – An Ordinance Amending the Zoning Ordinance of the Municipal Code of the Village of Hobart, Brown County, Wisconsin, Specifically Section 295-30 (Conditional Uses) of Article VI (R-1: Residential District) of Chapter 295 (Zoning), Section 295-42 (Conditional Uses) of Article VII (R-2: Residential District) of Chapter 295 (Zoning), and Section 295-55 (Conditional Uses) of Article VIII (R-3: Residential District) of Chapter 295 (Zoning) (Page 15)

Village Staff is proposing to remove the conditional use process for additional dogs from the Zoning Code and have all licensing and regulations of dogs to be addressed in one location of the Municipal Code. These modifications have been brought before the Village Board previously for discussion purposes, and they had general support to move such changes forward and have the Planning & Zoning Commission review for their review and recommendations.

7. DISCUSSION AND ACTION – Consider Request to Rezone the following parcels (HB-47, HB-49, HB-49-1, HB-53, HB-54, HB-55, HB-58, HB-59, HB-60, HB-61, HB-62, HB-63, HB-65, HB-71, HB-73, HB-156, HB-157, HB-158, HB-159, HB-160, HB-161, HB-162, HB-164, HB-164-1-1, HB-167, HB-168, HB-168-1, HB-169, HB-169-1, HB-170, HB-171, HB-172, HB-172-1, HB-173-1, HB-173-2, HB-173-3, HB-174, HB-175, HB-176, HB-179, HB-180, HB-181, HB-182, HB-183, HB-184, HB-185, HB-186, HB-187, HB-187-1, HB-190, HB-203-1, HB-205-1, HB-206, HB-207, HB-208, HB-209, HB-211-1, HB-215, HB-318, HB-866, HB-867, HB-868, HB-869, HB-901, HB-902, HB-924, HB-925, HB-941) from A-1: Agricultural District to I-3: Airport Industrial District, and the following parcels (HB-136, HB-155, HB-218, HB-226-1) from I-1: Limited Industrial District to I-3: Airport Industrial District (Page 25)

With a large portion of these parcels being occupied by airport related activities, this request to rezone would bring these parcels into compliance with the Village Zoning Code and remove the non-conforming use designation as the current zoning clarification does not permit airport related activities on agricultural zoned properties. Additionally, the four parcels that are currently zoned I-1 do not allow agricultural activities as a permitted use in that zoning district. With these non-conforming uses being noted previously by Village Staff, the zoning district of I-3: Airport Industrial District was established to include airport related uses along with agricultural and limited commercial/industrial uses into one zoning classification. Brown County Airport

currently owns 89 parcels in this area and during discussions between Village Staff and Airport Administration it was agreed that 17 of those parcels be removed from rezoning at this time due to the proximity to existing residential areas. Village Staff is open to these 17 parcels being possibly rezoned in the future, but to protect the residential property owners, the rezoning request must be accompanied with a development plan for those specific parcels that includes a buffering plan to minimize any negative impacts between the different land uses.

8. ADJOURN

Aaron Kramer, Village Administrator

COMMISSION MEMBERS: Rich Heidel (Chairperson), Dave Dillenberg (Vice-Chairperson), Jeff Ambrosius, Tom Dennee, David Johnson, Bob Ross, John Rather

NOTE: Page numbers refer to the meeting packet. All agenda and minutes of Village meetings are online: www.hobart-wi.org. Any person wishing to attend, who, because of disability requires special accommodations, should contact the Village Clerk-Treasurer at 920-869-1011 with as much advanced notice as possible. Notice is hereby given that action by the Board may be considered and taken on any of the items described or listed in this agenda. There may be Board members attending this meeting by telephone if necessary.