



Village of Hobart Planning & Zoning Committee Minutes  
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI  
Wednesday, November 8, 2023 – 5:30 pm

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

The meeting was called to order by Rich Heidel at 5:30 pm. Roll call: Rich Heidel, aye; Dave Dillenburg, aye; Tom Dennee, excused; Bob Ross, aye; David Johnson, aye; Jeff Ambrosius, aye; John Rather, aye.

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

Motion by Rich Heidel, seconded by Jeff Ambrosius, to approve the agenda as presented. All in favor. Motion carried.

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

Motion by Bob Ross, seconded by David Johnson, to approve the October 11, 2023, minutes as presented. Motion carried on a 5-0-1 vote with Rich Heidel abstaining.

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

None.

**5. DISCUSSION AND ACTION - Consider Conditional Use Permit request, HB-1491-F-18, 778 Stonewood Lane – 1,689 square foot accessory building on the property that is closer to the street right-of-way than the rear plane of the principal structure:**

Director of Planning & Code Compliance, Todd Gerbers, presented the CUP. The commission members discussed the application.

Motion by Dave Dillenburg, seconded by John Rather, conditionally approve the CUP request subject to the following conditions:

1. All four building elevations of the new structure are constructed of materials similar to those on the existing residential dwelling on the property
2. Maximum of one detached accessory building be allowed on site
3. Accessory building shall not be utilized for any business activities
4. Permit fee shall be doubled since property owner started construction without receiving proper approvals or required permits

All in favor. Motion carried.

**6. DISCUSSION AND ACTION - Discussion and action on the annual license renewal for quarry operators of existing quarry located at 361 Orlando Drive:**

Director of Planning & Code Compliance, Todd Gerbers, gave the committee updates along with Maxwell Pace with Walbec Group (NEA).

Discussion was had with the quarry representative on the operations for 2023 and other general topics including blast locations, depths, and dust control.

Consensus from the commission was to direct Village Staff to proceed with the issuance of operating permits for 2024 and to move future annual reviews to a September timeframe.

No formal action was taken.

**7. DISCUSSION AND ACTION – Consider a 2 Lot CSM creating one additional parcel consisting of 11.600 (Lot 1) and 14.944 (Lot 2) Acres (1420-1484 S. Pine Tree Rd., Portion of HB-350):**

Director of Planning & Code Compliance, Todd Gerbers, presented the committee with the Certified Survey Map (CSM).

The commission members discussed.

Motion by Rich Heidel, seconded by John Rather, to recommend approval of the Certified Survey Map (1420-1484 S. Pine Tree Rd., portion of parcel HB-350).

All in favor. Motion carried.

**8. Adjourn:**

Motion by Dave Dillenburg, seconded by Jeff Ambrosius, to adjourn at 6:22 pm. All in favor.

Motion carried.