



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

1. Call to Order, Roll Call:

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

2. Verify/Modify/Approve Agenda:

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

3. Approval of Planning & Zoning Minutes:

Motion by Tom Dennee, seconded by Jeff Ambrosius, to approve the January 11, 2023 minutes as presented.
All in favor. Motion carried.

4. Public Comment on Non-Agenda Items:

None.

5. Consider a request to rezone parcel HB-314-3 (formerly parcels HB-314-3, HB-314-6, & HB-314-7) from R-2: Residential District and ER: Estate Residential District to A-1: Agricultural District:

Director of Planning & Code Compliance, Todd Gerbers, presented the rezoning application. The commission members discussed the application.
Motion by Bob Ross, seconded by Rich Heidel to recommend approval to the Village Board to rezone parcel HB-314-3 (formerly parcels HB-314-3, HB-314-6, & HB-314-7) from R-2: Residential District and ER: Estate Residential District to A-1: Agricultural District.
All in favor. Motion carried.

6. Consider a request to rezone parcel HB-307 (formerly parcels HB-293, HB-293-2 & HB-307) from ER: Estate Residential District and A-1: Agricultural District to A-1: Agricultural District:

Director of Planning & Code Compliance, Todd Gerbers, presented the rezoning application. The commission members discussed the application.
Motion by Tom Dennee, seconded by John Raether to recommend approval to the Village Board to rezone parcel HB-307 (formerly parcels HB-293, HB-293-2 & HB-307) from ER: Estate Residential District and A-1: Agricultural District to A-1: Agricultural District.
All in favor. Motion carried.

7. Consider Preliminary Plat for Gateway Estates Subdivision, Parcels HB-350 & HB-357, S. Pine Tree Rd. & Orlando Dr.:

Director of Planning & Code Compliance, Todd Gerbers, presented the committee with the Preliminary Plat for Gateway Estates Subdivision.

Public comments made by:

Troy Hewitt with Robert E. Lee & Associates, Inc. – 1250 Centennial Centre Blvd in Hobart

The commission members discussed the application.

Motion by Rich Heidel, seconded by Bob Ross to recommend approval to the Village Board to consider Preliminary Plat for Gateway Estates Subdivision, Parcels HB-350 & HB-357, S. Pine Tree Rd. & Orlando Dr.

All in favor. Motion carried.

8. Consider an ordinance creating the PI: Public Institutional District zoning district for lands that are intended more for public structures and uses:

Motion by Dave Dillenburg, seconded by Jeff Ambrosius to recommend approval of the proposed ordinance creating the new PI: Public Institutional District and directing staff to review lot area and lot frontage.

All in favor. Motion carried.

9. Adjournment:

Motion by Jeff Ambrosius, seconded by Bob Ross to adjourn at 6:38pm.

All in favor. Motion carried.