



Village of Hobart Planning & Zoning Commission Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, March 9, 2022 – 5:30 pm

1. Call to Order, Roll Call:

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

2. Verify/Modify/Approve Agenda:

Motion by Richard Heidel, seconded by Jeff Ambrosius to approve the agenda as presented. The motion passed unanimously.

3. Approval of Planning & Zoning Minutes:

Motion by David Johnson, seconded by Tom Denney to approve the February 9, 2022 minutes as presented. The motion passed unanimously.

4. Public Comment on Non-Agenda Items:

None.

5. Consider a 2 Lot Certified Survey Map (CSM) creating two new parcels of 5.29 and 5.17 acres (980 Fernando Drive / S. Pine Tree Road, HB-198):

Motion by Tom Denney, seconded by Bob Ross, to approve a 2 lot CSM separating HB-198 into 2 new parcels of 5.29 and 5.17 acres with the following condition:

1. Payment of the Park Fee of \$600.00.

The motion passed unanimously.

6. Consider a 2 Lot Certified Survey Map (CSM) creating two new parcels of 3.529 and 3.154 acres (Founders Terrace, HB-524-1):

Motion by Richard Heidel, seconded by John Raether, to approve a 2 lot separating HB-524-1 into 2 new parcels of 3.529 and 3.154 acres. The motion passed unanimously.

7. Consider Use Specific Standards for Conditional Use Review / Approval for Brewery/Distiller/Winery:

Motion by Richard Heidel, seconded by Tom Denney, to approve the list of “Use Specific Standards” for the review of a Conditional Use for any proposed Brewery/Distillery/Winery with the following modifications:

1. No two similar establishments shall be located nearer than five thousand (5,000) feet to any other Brewery/Distillery/Winery.
5. All operations and functions of the establishment shall comply with the Village noise and nuisance regulations.
9. Maximum special events allowed per calendar year upon receiving a special event permit through the Village:

<u>Parcel/Development Size (Acres)</u>	<u>Max Attendees at One Time</u>	<u>Max Special Events/Year</u>
5-10 acres	150	10
10 plus acres	200	12

The motion passed unanimously.

8. Consider Membership with Bay-Lake Regional Planning Commission:

The commission chose to defer to the Village Staff and Village Board for a risk/reward comparison and decision.

9. Adjourn:

Motion by Jeff Ambrosius, seconded by Bob Ross, to adjourn at 6:45pm. The motion passed unanimously.