



**Village of Hobart Planning & Zoning Commission Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, March 24, 2021 – 5:30 pm**

1. Call to Order, Roll Call:

The meeting was called to order by Rich Heidel at 5:33pm. Roll call: Bob Ross, aye; Rich Heidel, aye; Dave Dillenburg, aye; Jeff Ambrosius, aye; Tom Dennee, aye; David Johnson, aye; John Rather, excused.

2. Verify/Modify/Approve Agenda:

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

3. Approval of Planning & Zoning Minutes:

Motion by Bob Ross, second by Jeff Ambrosius, to approve the February 10, 2021 minutes with the amendment to the motion and second of action item #6. The amended verbiage shall read "Motion by Rich Heidel, second by Bob Ross." All in favor. Motion carried.

4. Public Comment on Non-Agenda Items:

None.

5. Rezoning of Parcel HB-1491-H-5, 830 Florist Drive from R-2: Residential District to R-2-R: Rural Residential District:

The property owner is proposing to rezone parcel HB-1491-H-5 from R-2: Residential District R-2-R: Rural Residential District. The lot is currently developed with a residential structure and a change to the R-2-R: Rural Residential District would bring the lot in to conformance with the Village Zoning Code based on the minimum lot size. This lot is currently 2.342 acres and the minimum lot size for a R-2 zoned lot is 2.5. The existing lot meets the Village requirements for both lot width and lot square footage to be rezoned to R-2-R. Motion by Rich Heidel, second by Tom Dennee, to approve rezone parcel HB-1491-H-5 from R-2: Residential District to R-2-R: Rural Residential District. All in favor. Motion Carried.

6. Consider Changes to I-3: Airport Industrial District:

The Village Board approved Ordinance 2020-04 on March 17th 2020. The purpose of this Ordinance was to amend the current Zoning Code to create a new zoning district (I-3 Airport Industrial District) to address development in and around Austin Straubel Airport, and, as a result of that creation, amend the I-2 Industrial Park District zoning. Airport officials have reviewed the Ordinance and requested that one change be made so the code is more in line with airport and FAA regulations. Motion by Tom Dennee, second by Bob Ross, to approve amendment to section 295-279.10 of the Village Zoning Code requiring that a developer shall submit a Notice of Proposed Construction or Alteration to the Federal Aviation Administration prior to commencement of construction. All in favor. Motion carried.

7. Review of Driveway Ordinance and Requirement of Hard Surfaced Areas:

Village Staff has received a request to have the Village's driveway and hard surface regulations reviewed for possible modifications. As requested by the Village Planning & Zoning Commission

from the February meeting, this item is being brought back for further discussion and possible action relating to the Village Municipal Code for driveways and required hard surface materials. After reviewing ordinances and requirements for some surrounding municipalities with similar land uses as Hobart, the committee directed staff to bring back recommendations for a proposed driveway ordinance including items for future discussion including, but not limited to a definition for an urban or rural driveway, minimum and maximum width, maximum number allowed on one parcel, allowable surface materials for both the primary garage and accessory buildings, timeframe to install, and allowable materials in the right-of-way.

8. Adjourn:

Motion by Jeff Ambrosius, second by Tom Dennee, to adjourn. All in favor. Motion carried. Meeting adjourned at 6:25pm.