



Village of Hobart

Village Office 2990 S. Pine Tree Rd, Hobart, WI
www.hobart-wi.org - www.buildinhobart.com

Notice is hereby given according to State Statutes that the **PLANNING AND ZONING COMMISSION** of the Village of Hobart will meet on Wednesday January 8th 2020. **NOTICE OF POSTING:** Posted this 3rd day of January, 2020 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 January 8th 2020 (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 – November 20th 2019
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION – Modifications to the permitted uses and conditional uses within the I-1: Limited Industrial Zoning District and modification to the Definitions in the Zoning Ordinance, Chapter 295

With recent and proposed developments within the zoning district of I-1: Limited Industrial District, Village Staff is recommending a few minor modifications to the Village Zoning Code, Chapter 295 pertaining to the permitted and conditional uses, along with an addition to the definitions also located in Chapter 295. In one particular area that is zoned I-1 (Camber Ct. and Packerland Dr.), out of the four existing and proposed developments, three would currently require a conditional use permit. Village Staff investigated the possibility of rezoning this area but decided to review other options due to concerns of creating “spot zoning”. Therefore, the request is to modify both the permitted and conditional uses within section 295-259 and 295-261 of the Village Zoning Code.

6. DISCUSSION AND ACTION - Consider rezoning parcels HB-239-4 and HB-239-5 from A-2 to A-1 (800 Block Fernando Drive)

These two parcels were created via a 2 Lot CSM back in August 2019 and the property owners are now requesting to have both parcels be rezoned from the current A-2: Exclusive Agricultural District to A-1: Agricultural District. The owner of one of the properties is planning to build a new dwelling there in the future and the A-2 district does not allow dwellings as a permitted use other than the dwelling for the owner of the farm. The A-1 zoning district allows for individual dwellings while still allowing for the raising of animals as a permitted use. (Applicant: Eric Elbe; Bryan and Jody Elbe)

7. 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: 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 Village Clerk-Treasurer, Mary Smith, 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.