



**Village of Hobart Planning & Zoning Commission Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, February 10, 2021 – 5:30 pm**

1. Call to Order, Roll Call:

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

2. Verify/Modify/Approve Agenda:

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

3. Approval of Planning & Zoning Minutes:

Motion by Jeff Ambrosius, second by Bob Ross, to approve the October 14, 2020 minutes as presented. All in favor. Motion carried.

4. Public Comment on Non-Agenda Items:

None.

5. Consider 2 Lot CSM dividing a 28.704 acre parcel into two separate parcels of 5.50 acres and 23.204 acres (1850 County Line Road, HB-287):

The property owner currently has one 28.704-acre lot and is proposing a two lot CSM that would create one additional new lot. This proposed CSM will create a new 5.50-acre lot which will detach the existing dwelling and other buildings from the remaining agricultural land. With both lots remaining over 5 acres, no rezoning would be required, and none is being proposed at this time. Lot 1 will remain under the same ownership while the remaining 23.204 acres could potentially be sold at a future date. Motion by Tom Dennee, second by Jeff Ambrosius, to approve the two (2) lot CSM dividing HB-287 into two separate parcels of 5.50 acres and 23.204 acres as presented with the following condition:

1. Payment of the \$300.00 park fee

All in favor. Motion Carried.

6. Consider a Conditional Use Permit for a 1,500 Square Foot Accessory Building (4493 N. Pine Tree Road, HB-591):

The current property owner, Adam Vande Hei, is proposing to remove an existing detached accessory building and construct a new detached accessory building of 1,500 square feet on his property. The two conditions that would require the CUP would be the request for the placement of the proposed building being closer to the street right-of-way than the rear plane of the principal structure where the new accessory building exceeds the 864 square foot limit, and for the overall height of the new accessory building to exceed the height of the principal structure. Motion by , second by , to approve a conditional use permit for a 1,5000 square foot accessory building at HB-591 as presented with the following conditions:

1. All four (4) building elevations of the new structure shall be constructed of materials similar to those on the existing residential dwelling;
2. Vehicles that may be stored on site shall be limited to those that are customary & incidental to a single-family residence;

3. Detached accessory building shall only be one story with a walk-up attic, not permitted to have a finished second floor/level;
4. No business shall be operated from the new detached accessory building.

All in favor. Motion carried.

7. Discussion on Possible Requirements for Requiring Paving to Minimize Dust and Other Items in Residential Areas:

A resident brought forward concern regarding a neighbor installing a driveway on the property line that would be a gravel driveway. The concern is regarding the dust and debris that would be caused by the driveway during the dry season. The committee discussed possible options on ordinance revisions to protect neighborhoods from dust and debris from gravel driveways. They discussed the pros and cons of each suggested change. The committee directed staff to research how surrounding committees manage these concerns both in the zoning code and through nuisance citations.

8. Adjourn:

Motion by Rich Heidel, second by Jeff Ambrosius, to adjourn. All in favor. Motion carried.
Meeting adjourned at 6:18pm.