



Village of Hobart Planning & Zoning Commission Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, May 11, 2022 – 5:30 pm

1. Call to Order, Roll Call:

The meeting was called to order by Rich Heidel at 5:31pm. Roll call: Bob Ross, aye; John Rather, aye; Rich Heidel, aye; Dave Dillenburg, aye; Jeff Ambrosius, aye; Tom Dennee, excused; David Johnson, aye.

2. Verify/Modify/Approve Agenda:

Motion by Bob Ross, seconded by Dave Johnson, to approve the agenda as presented. The motion passed unanimously.

3. Election of Commission Chairperson and Vice-Chairperson

Nomination for Rich Heidel to be the chairperson by Dave Dillenburg, seconded by Bob Ross. The motion passed unanimously.

Nomination for Dave Dillenburg to be the vice-chairperson by Rich Heidel, seconded by Jeff Ambrosius. The motion passed unanimously.

4. Approval of Planning & Zoning Minutes:

Motion by Rich Heidel, seconded by Bob Ross, to approve the April 13, 2022 minutes with the following modifications:

1. The date at the top should read 'April 13, 2022'
2. The motion for Item 5 should include the following conditions:
 - a. Securing the necessary rezoning of the parcel
 - b. Payment of the Park Fee of \$1,800.00 (\$300.00 per lot, excluding existing developed lot and outlot)
3. The motion for Item 6 should read 'Motion by Rich Heidel, seconded by Tom Dennee, to rezone HB-362-5 from A-1: Agricultural District to R-1: Residential District. The motion passed unanimously.'

The motion passed unanimously.

5. Public Comment on Non-Agenda Items:

None.

6. Consider Final Plat for North Autumn Joy Subdivision, HB-362-5:

Motion by Rich Heidel, seconded by John Rather, to approve a 7 lot CSM separating HB-362-5 into 6 new single-family lots and 1 new out lot as presented with the following conditions:

1. Securing the necessary rezoning of the parcel.
2. Payment of the Park Fee of \$1800.00 (\$300.00 per lot, excluding existing developed lot and outlot)

The motion passed unanimously.

7. Consider Preliminary and Final Plat for South Autumn Joy Subdivision, HB-362:

Motion by Dave Dillenburg, seconded by Bob Ross, to approve the preliminary and final 7-lot plat for the South Autumn Joy Subdivision (HB-362) as presented with the following conditions:

1. Securing the necessary rezoning of the parcel and newly proposed lots.
2. Payment of the Park Fee of \$1800.00 (\$300.00 per new lot)
3. Any changes or modifications during the drafting and recording of the final plat will be required to come back for review and approval at a later meeting.

The motion passed unanimously.

8. Consider Rezoning HB-362 (1244 S. Pine Tree Rd) from A-1: Agricultural District to R-1: Residential District and R-2-R: Residential District:

Motion by Bob Ross, seconded by Jeff Ambrosius, to approve the rezoning of HB-362 (1244 S Pine Tree Road) from A-1: Agricultural District to R-1: Residential District for Lots 3-7 and to R-2-R: Residential District for Lots 1 & 2 of the proposed South Autumn Joy Subdivision Plat as submitted. The motion passed unanimously.

9. Consider 4-Lot CSM for HB-314 (522 Orlando Dr):

Motion by Rich Heidel, seconded by Dave Dillenburg, to approve a 4-Lot CSM at HB-314 (522 Orlando Drive) as presented with the following conditions:

1. Securing the necessary rezoning of the proposed Lots 1 & 2 of the submitted CSM.
2. Payment of the Park fee of \$900.00 (\$300 per new lot)
3. Approval of a Conditional Use Permit for continuation of religious institution on proposed Lot 1 of submitted CSM.

The motion passed unanimously.

10. Consider Rezoning HB-314 (522 Orlando Dr) from R-2: Residential to ER: Estate Residential and R-2-R: Residential District:

Motion by Rich Heidel, seconded by John Rather, to approve rezoning Lots 1 & 2 from R-2: Residential District to R-2-R: Residential District and Lots 3 & 4 from R-2: Residential District to ER: Estate as illustrated on the proposed CSM located at 522 Orlando Dr. (HB-314). The motion passed unanimously.

11. Consider Modifications/Amendments to the Zoning Ordinance (Chapter 295, Section 295-187, Conditional Uses Pertaining to Religious Institutions):

Motion by Rich Heidel, seconded by Jeff Ambrosius, to approve modifications to Chapter 295, Zoning Code, Section 295-187 (R-2-R) adding "Religious institutions in the form of convents, seminaries, monasteries, churches, chapels, temples, synagogues, rectories, parsonages, mosques, and parish homes" to the Conditional Uses in the R-2-R zoning district. The motion passed unanimously.

12. Consider a Conditional Use Permit for a Religious Institution located at HB-314 (522 Orlando Drive):

Motion by Bob Ross, seconded by Dave Johnson, to approve the Conditional Use Permit for Rivers of Life Ministries to operate a Religious Institution at 522 Orlando Drive with the following conditions:

1. Securing the necessary rezoning of the parcel to R-2-R: Rural Residential District.
2. Maintaining adequate storm water management for the development as approved by the Village Engineer.
3. Carry over of conditions from original CUP.

The motion passed unanimously.

13. Consider a Conditional Use Permit for a Faith Based Residential Recovery Facility for Substance and Alcohol Abuse residents located at HB-579-4 and HB-580-6 (1071 Hill Drive):

Motion by Rich Heidel, second by Bob Ross, to postpone action on the item to the June 8th meeting, at which time a public informational will be held, and to recommend to the Village Board to schedule a public hearing on the item for June 21, 2022 at 6:00pm. The motion passed unanimously.

14. Adjourn:

Motion by Bob Ross, seconded by Jeff Ambrosius, to adjourn at 7:04pm. The motion passed unanimously.