

TOWN OF LIBERTY GROVE PUBLIC MEETING

Plan Commission Meeting

Date: September 9, 2026

Time: 7:00pm

Place: Town Hall, 11161 Old Stage Road

Agenda:

1. Call to order
2. Declaration of Quorum
3. Approve Agenda
4. Approve minutes from 8/26/26
5. Public input
6. Consider taking from the table "Continue work on Design & Aesthetics Review Ordinance" (item#7 from the 8/26/26 Plan Commission meeting agenda), and resuming work on the Ordinance
7. Correspondence
8. Future meeting date(s)
9. Adjourn

All agenda items will include discussion and possible action.

**Report items will not be discussed or voted on.*

Deviation from listed order may occur.

Audience members must ask for permission, during "Public input," to speak on agenda items.

Pamela Donart-Welcome, Clerk/Treasurer

Members of the Town Board or any other Town Committee, who are not members of the body whose meeting agenda is published in this notice, are entitled, as any other citizen of the Town of Liberty Grove, to attend this meeting in an unofficial capacity. It is possible the attendance of one or more non-members may create a quorum of the membership of another body. Such a quorum is unintended, and the non-members are not meeting for the purpose of exercising the powers or duties attendant upon their membership on any Town Committee or Board.

DRAFT
(subject to change until final approval by the Commission)

Town of Liberty Grove
Minutes of the Plan Commission meeting on August 26, 2026

Agenda:

1. Call to order
2. Declaration of Quorum
3. Approve Agenda
4. Approve minutes from 8/12/26
5. Public input
6. Review Preliminary Plat for The Residence at Rowley's Bay
7. Continue work on Design & Aesthetics Review Ordinance
8. Correspondence
9. Future meeting date(s)
10. Adjourn

Chairman Ward called the meeting to order at 7:00pm. Commissioners Nancy Goss, Billy Appel, Anne Miller, Paul Bokelmann, Bill Surbaugh, and Dan Watts were present along with Clerk/Treasurer Pamela Donart-Welcome and 13 members of the public.

Goss moved, Surbaugh seconded to approve the agenda as presented. **Carried 7 - 0**

Miller moved, Goss seconded to approve the 8/12/26 minutes as presented. **Carried 7- 0**

Public Input: Kelly Leuzinger of 1110 Wagon Trail, Ellison Bay shared her appreciation of the post-fire clean-up of the former Rowley's Bay Resort. She then listed some questions she wanted addressed during discussion on the proposed development of The Residence at Rowley's Bay, and expressed concerns with the four proposed lots that would be accessed from CTH-ZZ directly across from the updated boat launch area.

Regarding the **Preliminary Plat Review for The Residence at Rowley's Bay**, Joshua Prentice—Vice-President of Land Surveying & Technology for REI, Jim Borysenko—Project Engineer for REI and Project Manager for the Residence at Rowley's Bay, and Wade Micoley of Realty Hive shared in the presentation of the Preliminary Plat, and helped answer the questions and address any concerns brought forward by the Plan Commissioners. The Restrictive Covenants presented for the subdivision were discussed at length, and the Commissioners focused on ensuring environmental protections, and recommendations to preserve the nearby International DarkSky designation of Newport State Park would be considered during every stage of the project.

Goss moved, Ward seconded to approve the Preliminary Plat for the Residence at Rowley's Bay presented this evening with the following conditions: 1) Use urban-style biodegradable matting for erosion control areas. 2) Prior to land disturbance in vulnerable areas, have a qualified botanical expert examine vulnerable development sites and flag for State-endangered *Parnassia parviflora* (a small-flowered Grass-of-Parnassus) & any Federal & and State-

threatened Dwarf Lake Iris (*Iris lacustris*), and those vulnerable areas to include proposed lots and building sites, road construction, driveway construction, grading, utility corridors, stormwater facilities, septic areas, and clearing or staging areas. **Carried 7– 0**

Regarding agenda item# 7 **Continue work on Design & Aesthetics Review Ordinance**, **Surbaugh moved, Miller seconded** moved to table Item#7 until the next meeting. **Carried 6 - 1**

Correspondence: none

Future Meeting: The next meeting was scheduled for September 9, 2026 at 7:00pm.

Miller moved, Appel seconded to adjourn at 8:15pm. **Carried 7 - 0**

Respectfully submitted,
Pamela Donart-Welcome, Clerk/Treasurer

Pending approval at next meeting.