

Town of Liberty Grove
Minutes of the Plan Commission meeting on May 25, 2021
(This meeting was correctly posted)

Agenda:

1. Call to order
2. Declaration of quorum
3. Adopt agenda
4. Approve minutes: 5/12/21
5. Public Input
6. Consider conditional use application: Chris Church – parcel 018-01-02312822B, establish Home Business (Auto Repair Shop) on the property
7. Consider variance application: Larry Blagdon, setback from a side property line, parcel 018-03-18322943C
8. Correspondence
9. Future meeting dates
10. Adjourn

Chair Nancy Goss called the meeting to order at 7:01pm. Commissioners Cathy Ward, Paul Bokelmann, Dan Watts, and Paul Schwengel were present along with Administrator Walter Kalms, Clerk/Treasurer Anastasia Bell and 2 members of the public via teleconference (Zoom). Commissioners Anne Miller and Bill Surbaugh were absent.

Bokelmann moved, Ward second to approve the agenda as posted. Passed 5-0.

Schwengel moved, Bokelmann second to approve the 5/12/2021 minutes as presented. Passed 5-0.

Public Input – None.

CUP Application: Church 018-01-02312822B – Chris Church, applicant, indicated that his intention is to continue assisting the Community with auto repair business after his parents retire in September. Letter from Marlene Logerquist was read into the record and is attached to these minutes, no expert testimony was provided. Schwengel stated there are other businesses in the area, and this could fit in as long as the parking does not become excessive. Church replied that he will be the only mechanic. The goal is to only have vehicles on premise for the day the work is done. He also indicated he would be willing to install screening if requested. Ward indicated this could fit the location and there will be a need for this service. Goss noted home businesses are allowed in heartland zones and the RPC may request screening. **Goss moved, Schwengel second** to recommend to the RPC support for the CUP application Chris & Melanie Church for a home business (auto repair) on parcel 018-01-02312822B. Passed 5-0.

Variance application: Blagdon 018-03-18322943C – Larry Blagdon, applicant, indicated that he is anticipating retirement and would like to continue his hobby of restoring cars at his property. The property is unique because it is only 104 ft wide which limits space for a structure of this size. The hardship is that he would need to build within the natural woodlands in order to meet current setbacks instead of expanding the structures currently on the property. There is no harm to the public as the house is the only structure visible from the road. Goss stated that there will be no harm to the public but the other two criteria are not met for a variance application. The physical limitations of the property do not prevent this structure from occurring, there is 64 feet of buildable space in other areas within the current setbacks. There is not unnecessary

hardship because the physical characteristics of the property would allow the desired structure to be located elsewhere. Blagdon reiterated that this plan shows his attempt to accomplish this building without woodland disruption. Schwengel noted that this building would be the joining of the other buildings instead of building a new structure on the property. Bokelmann noted that buildings cannot be closer than current buildings and the forest may be a unique limitation. Ward stated that joining the buildings would be better stewardship of the property. Watts asked how the setbacks would apply since the other buildings are already too close to the property edge. Goss noted that the woodlands are not a limitation, acceptable limitations are wetlands, steep slopes, or narrow properties and this request needs to be reviewed separate from other buildings on the property because variances do not create precedence. **Ward moved, Goss Second** that the Liberty Grove Plan Commission recommend approval of the variance petition for Larry Blagdon's parcel 018-03-18322943C. Although the variance petition does not satisfy "unnecessary hardship" and "unique physical limitations of the property" which are two of the criteria for evaluating "area" variance petitions, the Liberty Grove Plan Commission believes the current request and accompanying plan fulfill an overriding public interest in preserving the natural woodlands of the property. Roll call with Bokelmann, Schwengel, Ward, Goss, and Watts voting aye, no Nays. Passed 5-0.

Correspondence – None.

The next meeting will be Wednesday, June 9, 2021 at 7:00pm in-person.

Bokelmann moved, Schwengel second to adjourn at 8:18pm. Passed 5-0.

Respectfully submitted,
Anastasia Bell, Clerk/Treasurer

May 15, 2021

Dear Door County Planning Commission,

I received your letter about Chris Church's parcel #018-01-02312822B where he is applying for a conditional use permit to establish a home business (Auto Repair Shop).

It is my understanding that the Plan Commission has worked very hard for years to protect the districts and have done everything they can to not spot zone. It really isn't fair to be in Heartland-5 zoning thinking it will stay that way, then something like this happens. He should buy where it is zoned for commercial. We all know that the Auto Repair Shop will have many cars in the yard and that should not be happening in the Heartland-5 zone. This will devalue my residential property adjacent this business and should not be allowed.

Please know that I object to the conditional use permit for an Auto Repair Shop adjacent to my property.

Sincerely,

Marlene Logerquist
1581 Hill Road
Sister Bay, WI 54234