

Town of Liberty Grove
Minutes of the Plan Commission meeting on June 8, 2022

Agenda:

1. Call to order
2. Declaration of quorum
3. Adopt agenda
4. Approve minutes: 5-11-22
5. Public input
6. Conditional Use Permit Application: Patrick & Jill Hockers – parcel 018-01-02312834B, establish a campground on the property
7. Variance Application: Joseph & Judith Richardt – parcel 018-03-04322924H, setback from ordinary high water mark and setback from side lot line
8. Correspondence
9. Future meeting dates
10. Adjourn

Chair Nancy Goss called the meeting to order at 7:00pm. Commissioners Anne Miller, Dan Watts, Cathy Ward, Cheryl Culver, Paul Bokelmann, and Bill Surbaugh were present along with Administrator Walter Kalms, Clerk/Treasurer Anastasia Bell, and 14 members of the public.

Miller moved, Surbaugh second to approve the agenda as posted. Carried 7-0.

Surbaugh moved, Goss second to approve the 5/11/22 minutes as presented. Carried 7-0.

Public Input – None.

CUP Hockers parcel 018-01-02312834B – Jim Thomas, Sumac Lane, referenced the DOT reported 2 accidents since February and requested an additional traffic lane be considered due to the anticipated 20% traffic increase with large vehicles accelerating/decelerating. Air pollution may increase due to diesel vehicles and campfires. He requested screening on the south and clarification on the future zoning. Michael O'Brien, White Pine Lane, indicated the Hockers have been good neighbors and asked that consideration be made to lower the speed on County ZZ between Old Stage Road and Fitzgerald's operation, or if truck traffic can be rerouted. He also noted there is significant flooding on the East side of White Pine Lane and inquired if the cabins would be protected from the quarry water. Jodi Bensyl, Buckhorn Lane, noted her concern with the entrance location due to the accident history. She also asked about plans to preserve the current wetlands. Doug Bensyl, Buckhorn Lane, reported 20 accidents at the curve in the last 10 years and noted his concern regarding traffic since there is now additional restaurant housing in the same area. His other questions related to the general operations and enforcement of quiet hours. Pete Hearth of Baudhuin Engineering representing the Hockers, indicated the goal is to keep as many pine trees as possible for screening between the sites and the road. The driveway is as far north as feasible to maintain separate business access points. The natural grade of the land is beneficial for the conventional gravity sanitary system. The County will determine if additional traffic lanes are required, and they can be installed. The Hockers are planning for quiet hours after 10pm and will be available for enforcement. The current zoning allows for a campground, and this use is more favorable than extending the current quarry operations. Pat Hockers, Sumac Lane, noted the White Pine subdivision flooding originates from Hill Road, has been resolved by installing culverts and diverting water to the quarry. The sites are currently 3 times larger than County minimum standards. Matt Hockers, White Pine Lane, noted the camp sites will primarily be seasonal and the cabins may be used year-round. Miller noted diesel regulations are strict and require DEF systems to minimize emissions. Goss thanked the Hockers for the well-prepared application and advised that the County would need to be approached for speed limit changes or additional cautionary signage. Watts noted the tone of operations will dictate the behaviors. Culver indicated the site sizes are very comparable to other campgrounds in the Town.. **Goss moved, Miller second** to recommend to the RPC approval of the campground CUP for parcel 018-01-

02312834B, Patrick and Jill Hockers, with the condition that the County consider lowering the speed limit and/or adding cautionary signage on the short radius curve of County ZZ. Roll call vote: Watts, Culver, Goss, Miller, Surbaugh, Ward, and Bokelmann voting aye, no nays. Carried 7-0.

Variance Richardt parcel 018-03-04322924H – Judith and Joseph Richardt stated that this is currently a small cottage from the 1970s and they would like to add space for this to be a year-round residence. The shoreline of the neighboring property has significantly eroded, and since this is used to measure the ordinary high water mark it has limited their build-out options. The previous zoning administrator was involved when riprap was placed, and the new measurements are significantly different. Goss stated the law requires all three criteria to be met and only the minimum variance can be granted if the property would not allow the project to be completed in another fashion. This may be a case for administrative appeal based on the previous measurements provided. Watts reiterated that the State has a very narrow definition of hardship. Kalms noted that the DNR may be able to mark the shoreline. **Goss moved, Miller second** to recommend the Town Board pass this variance on to the County Board of Adjustment without prejudice due to confusion created from the information received from a previous Zoning Administrator regarding the Ordinary High Water Mark measurement. Roll call vote: Culver, Goss, Miller, Bokelmann, Ward, Surbaugh, and Watts voting aye, no nays. Carried 7-0.

Correspondence – None.

The next tentative meeting will be Wednesday, June 22, 2022 and/or July 13, 2022 at 7:00 pm if a need arises.

Miller moved, Goss second to adjourn at 9:04pm. Carried 7-0.

Respectfully submitted,
Anastasia Bell, Clerk/Treasurer
Approved at the 7/13/2022 Plan Commission meeting.