

Town of Liberty Grove
Minutes of the Plan Commission meeting on July 13, 2022

Agenda:

1. Call to order
2. Declaration of quorum
3. Adopt agenda
4. Approve minutes: 6-8-22
5. Public input
6. Rezoning request for Maria & Ion Nistor, parcel 018-65-0002, Highway 42
7. Consider recommendation to Town Board regarding Nistor request
8. Correspondence
9. Future meeting dates
10. Adjourn

Chair Nancy Goss called the meeting to order at 7:00pm. Commissioners Cathy Ward, Anne Miller, Cheryl Culver, Paul Bokelmann, Bill Surbaugh, and Dan Watts were present along with Administrator Walter Kalms, Clerk/Treasurer Anastasia Bell, and 3 members of the public.

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

Ward moved, Miller second to approve the 6/8/22 minutes correcting the date at the top. Carried 7-0.

Public Input – None.

Rezoning request, Nistor parcel 018-65-0002 – Goss reported this request is to rezone the parcel from Heartland 5 (HL5) to Mixed Use Commercial (MC). The owner would like to have living space and an eight-room hotel. HL5 does not allow multi-occupancy or commercial use and it would be spot zoning since it is surrounded by HL properties which could bring legal challenges. Miller noted this use doesn't fit with the current or future land use maps and downtown Ellison Bay would be a better fit; this may also jeopardize the scenic aspect of the Scenic Byway designation. Culver noted the quiet nature of HL zoning is what attracts residents. Watts noted zoning is in place to protect the neighborhoods. Bokelmann noted there is MC by Old Stage Road. Goss replied that this was changed based on a grandfathered use and it was previously Light Industrial (LI) which was less drastic of a change. Maria Nistor stated that rezoning would be needed due to the distance from the church and the museum. Goss clarified that the commercial core area is a town designation separate from County Zoning types. **Goss moved, Culver second** to recommend that the Town Board disapprove the rezoning request of parcel 018-65-0002. Roll call vote: Miller, Goss, Culver, Watts, Surbaugh, Ward, and Bokelmann voted aye, no nays. Carried 7-0.

Correspondence – None.

The next meeting will be Wednesday, July 27, 2022, immediately following the public meeting for the HL10 Zoning Changes.

Miller moved, Surbaugh second to adjourn at 7:32pm. Carried 7-0.

Respectfully submitted,
Anastasia Bell, Clerk/Treasurer
Approved at the 1/25/2023 Plan Commission meeting.