

## TOWN OF LIBERTY GROVE PUBLIC MEETINGS

### Plan Commission

**Date:** Wednesday, January 25, 2023

**Time:** 7:00 PM

**Place:** Town Hall, 11161 Old Stage Road

### Agenda:

1. Call to order
2. Declaration of quorum
3. Adopt agenda
4. Approve minutes: 7-13-22
5. Public input
6. Economic Development Committee recommendation: investigate zoning change for parcel 018-02-33322814C to effect placement of 5 homes for the purpose of attainable housing
7. Correspondence
8. Future meeting dates
9. Adjourn

*\*\*All agenda items will include discussion and possible action. Deviation from listed order may occur\*\**

*\*\*Audience members must ask for permission, during public input, to speak on agenda items \*\**

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Anastasia Bell, 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*

**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



018-02-33322814C

