

Town of Liberty Grove
Minutes of the Plan Commission meeting on March 22, 2023

Agenda:

1. Call to order
2. Declaration of quorum
3. Adopt agenda
4. Approve minutes: 3-8-23
5. Public input
6. HL-10 Text Amendment Language Clarification
7. Review of Current and Future Town Zoning Maps
8. Correspondence
9. Future meeting dates
10. Adjourn

Chair Nancy Goss called the meeting to order at 7:00pm. Commissioners Cathy Ward, Anne Miller, Paul Bokelmann, Cheryl Culver, Bill Surbaugh, and Dan Watts were present along with Administrator Walter Kalms, Clerk/Treasurer Anastasia Bell, and approximately 21 members of the public.

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

Ward moved, Surbaugh second to approve the 3/8/23 minutes as presented. Carried 7-0.

Public Input – None.

Heartland-10 Text Amendment – Craig Bleitz stated he is not in favor because this will result in spot zoning, will create enforcement issues, and cannot be revised upon property sale. Larry Gales agreed with Bleitz and asked if the Commission would consider broad land use instead of these changes with profound negative impacts. Mike Mahoney, indicated this amendment eliminates residency and would encourage light industrial activities with absent landlords. Elizabeth Mahoney requested creation of a land use plan for future growth which would level the playing field, identify expectations, and could group uses in areas to limit the impact as a whole. Tim Erskine noted his support of the previous comments. Goss stated this text amendment has been in process for two years and these added uses would be subject to the Conditional Use Permit (CUP) process, the task today is to clarify language as requested by the County Land Use Department. The County will assist with the language if they understand the Town's intention. It was the consensus that the text amendment reflect compliance with footnote 8 in section 3.02(3)(b) of the Door County Ordinance General Requirements. Billy Appel stated a loft in areas of the building would work for storage and office space as the height of a building may be necessary to conduct maintenance on large equipment. Jonathan Orrick noted a 5,000 sq. ft. is not large building for a 10-acre parcel and screening will be required. Miller noted the Town Hall is 11,000 sq.ft. Goss noted this is a compromise. Liberty Grove has a lot of HL-10 areas, the population has not grown as originally anticipated, and residents will need such services as the move to the area. Goss noted Mariah Goode recommended tying the building to the primary use and confirmed the property owner must be the business owner. Any additional buildings would be accessory. It was the consensus to ask the County Land Use Department the following questions. 1-Can the owner could build a house on the property later? 2-Can a second building be built if there is currently a barn? The commissioners were not supportive of accessory buildings-the number of buildings per parcel will be one. The building will be limited to 5,000 sq.ft foot print with up to 7,500 sq.ft. of usable space. Goss noted a CUP terminates if a business ceases and Kalms confirmed that any structure greater than 3,000 sq. ft. would become a non-conforming accessory building if the primary property use was to return to residential. It was noted that barns from before the current zoning ordinances are exempt and many were built for agricultural purposes.

Town Zoning Maps – Liz Mahoney requested the commissioners continue to comprehensively look at light industrial areas. Tim Erskine expressed the same request. Dan Fadtke stated he purchased his land based on what was available, the current neighbors, and future land maps, he asked if the Town could

work with current landowners and expand the Light Industrial areas as designated on future maps. Goss noted a land owner would need to make a formal request and follow the rezoning process for any current parcels to transition to a future land use. Countryside is the other option which would allow 18 new uses without a CUP. The issue found is that future land use maps are suggestions, it would depend on the current land owner to want to change and/or sell the land. Watts noted the CUP was the best option available because the Town would have an opportunity for input before the business is established whereas Countryside opened the door for a lot of other things without Town input.

Correspondence – There will be a CUP and a Variance discussed at the next meeting.

The next meeting will be Wednesday, April 12, 2023 at 7:00pm.

Miller moved, Goss second to adjourn at 8:31pm. Carried 7-0.

Respectfully submitted,

Anastasia Bell, Clerk/Treasurer

Approved at the 04/12/2023 Plan Commission Meeting