

Town of Liberty Grove
Minutes of the Plan Commission meeting on April 26, 2023

Agenda:

1. Call to order
2. Declaration of quorum
3. Adopt agenda
4. Approve minutes: 4-12-23
5. Public input
6. HL-10 Text Amendment Language Clarification
7. Correspondence
8. Future meeting dates
9. Adjourn

Chairman 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 was excused. 8 members of the public also attended.

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

Surbaugh moved, Miller second to approve the 4/12/23 minutes as presented. Carried 7-0.

Public Input – Goss reiterated that the HL10 application is not spot zoning; there are two additional uses only—controlled by conditional use permit regarding hours of operation, lighting, screening, etc.

HL10 Text Amendment Language Clarification. – Commissioner comments: should we limit the number of buildings; multiple buildings could make HL10 look like an industrial park; there are barns larger than 5,000 square feet existing; may need more thought on total accessory structures; can have more than one primary structure; have a single business on a lot with no subletting or rentals; an LLC could consist of as many as 35 owners. Mariah Goode has said to let them know what we want, they can adjust the language.

Main points: 1) Screening—start vegetation (trees) at 2 feet, grow to 5 feet within 5 years. 2) Principal business structure—2 story limit, not greater than 5,000 square foot footprint with loft of not greater than 2500 square feet. 3) Accessory to principal structure not greater than 3,000 square foot footprint. 4) Clarify owner/operator situation.

The next meeting will be Wednesday, May 10 2023 at 7:00pm.

Miller moved, Goss second to adjourn at 8:25pm. Carried 7-0.

Walter Kalms, Administrator

Approved at the 5/10/2023 Plan Commission meeting.