

TOWN OF LIBERTY GROVE PUBLIC MEETINGS

Plan Commission

Date: Wednesday, April 26, 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: 4-12-23
5. Public input
6. HL-10 Text Amendment Language Clarification
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 ***

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 April 12, 2023

Agenda:

1. Call to order
2. Declaration of quorum
3. Adopt agenda
4. Approve minutes: 3-22-23
5. Public input
6. Conditional Use Permit Application: Jonathan and Megan Orrick – parcel 018-38-0004, establish a Trade and Contractor Establishment as a home business.
7. Petition for Variance: Lakeview Lodge LLC – parcels 018-01-01312821K and 081-01-01312821A1, Ordinary High Water Mark Setback and Wetland Setback
8. HL-10 Text Amendment Language Clarification
9. Correspondence
10. Future meeting dates
11. Adjourn

Chair Nancy Goss called the meeting to order at 7:01pm. 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 32 members of the public.

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

Surbaugh moved, Goss second to approve the 3/22/23 minutes as presented. Carried 7-0.

Public Input – None.

Conditional Use, 018-38-0004 – Pat Hockers stated it is difficult to bring children into the family business and it is more difficult if the family doesn't have industrial land. Jonathan Orrick confirmed that the space under awnings is not included in the total area. **Goss moved, Miller second** to recommend approval to the Door County Resource Planning Committee to establish a trade/contractor establishment on parcel 018-38-0004. Roll call: Watts, Goss, Miller, Surbaugh, Culver, Ward, and Bokelmann voted aye, no nays. Carried 7-0.

Variance, 018-01-01312821K & 018-01-01312821A1 – Renee Borkovetz, Stantec, noted the bridge footings are outside the wetland, but within the creek setback. The recommended bridge structure will be rated for construction and final access to the home including emergency vehicles. Goss noted the navigable stream is a unique property limitation which creates an unnecessary hardship for the owners to access the buildable portion of their property. Based on the application there will be no harm to the public and the application requests the minimum relief. **Goss moved, Ward second** to recommend the Town Board approve the variance request for Lakeview Lodge for a variance from the Ordinary High-Water Mark and the Wetland Setbacks. Roll call: Miller, Goss, Ward, Bokelmann, Culver, Surbaugh, and Watts voted aye, no nays. Carried 7-0.

Heartland-10 Text Amendment – Elizabeth Mahoney indicated the amendment will allow industrial uses and effectively rezone 8,000 acres. Maryann O'Dowd stated the quality of life and comprehensive plan are being ignored and requested the commission reconsider solutions. Tim Erskine indicated Liberty Grove is beautiful due to the lack of industrial buildings and requested the recognition of the risks because a zoning change cannot be removed. Dan Fadtko requested industrial areas be identified on the future maps. Craig Bleitz noted his concerns are spot zoning, compliance management, and setting a complicated precedent. Watts noted this amendment will only add two uses to HL-10 as a CUP. Goss summarized the previous conversation and answers received from the county noting the 5,000 sq.ft. footprint with 7,500 sq.ft. useable space (loft) recommended by the contractors; allowing one building per parcel with potential for a second principal structure if the owner builds a home later; the Town would affirm footnote #8; there are ordinances in place for buildings already present and buildings over 50-years

old are exempt. While future maps can be modified, actual zoning changes can only occur by request from the property owner(s) and there is never absolute assurance that a request will be approved by the County. Ward noted this amendment was the least intrusive way to support the growth of established family businesses. Culver requested reconsideration of the fairness of the building size. Miller read the additional permitted uses for Light Industrial parcels and proposed the language to read principle and accessory buildings to not exceed a maximum of two buildings with a total of 8,000 sq. ft. with neither to exceed 5,000 sq. ft. It was also noted that the County has a height limit, but the Town could limit the number of floors. It was the consensus to clarify this at the next meeting.

Correspondence – None.

The next meeting will be Wednesday, April 26, 2023 at 7:00pm.

Miller moved, Goss second to adjourn at 8:04pm. Carried 7-0.

Respectfully submitted,
Anastasia Bell, Clerk/Treasurer



Town Clerk <tlibertygrove@gmail.com>

text amendment language clarification needed

1 message

GOODE, MARIAH <mgoode@co.door.wi.us>
To: Town Clerk <tlibertygrove@gmail.com>

Wed, Mar 8, 2023 at 3:42 PM

Hi, Stacey –

The county has received the town's newly proposed HL 10 text amendments.

There are two things we need clarified before we move forward:

1. Does the 10-acre minimum lot size requirement include lots that meet the HL 10 size requirements described in footnote 8 in section 3.02(3)(b)? (See page 3-6 of the attached.) This provision allows for a lot that is not a true/full 40 acres to be subdivided into even fourths, as long as the parcel in question dates back to and is described in the original US surveys as being "a 40". This provision is a long-standing one, and many lots have been created in HL 10 using it.
2. Does the town intend to limit the size of the buildings within which auto repair and/or trade & contractor establishments would be allowed, or does it mean to only limit the size of structures that would be "accessory" to those uses? The auto repair and trade & contractor uses would by definition be principal uses if the text amendments are adopted, so there would be no size limit on those buildings with this language.

Please let me know if you need further clarification about the items for which we need clarification. 😊

Thank you!

Mariah Goode, Director

Door County Land Use Services Department

Door County Government Center

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