

Town of Liberty Grove
Minutes of the Special Board and Plan Commission meetings on June 14, 2023

Agenda:

1. Call to order
2. Declaration of quorum
3. Adopt agenda
4. Approve minutes: Plan Commission 5-24-23
5. Public input
6. Short Term Rental Ordinance
7. Correspondence
8. Future meeting dates
9. Adjourn

Chairman Nancy Goss called the Plan Commission meeting to order at 7:00pm. Commissioners Cathy Ward, Annie Miller, Cheryl Culver, Dan Watts, and Paul Bokelmann were present. Chairman Janet Johnson called the Town Board meeting to order at 7:01pm. Supervisors Cathy Ward, Dan Watts, and Billy Appel (virtual) were present. Also attending was Administrator Walter Kalms, Clerk/Treasurer Anastasia Bell and approximately 32 members of the public.

Miller moved, Ward second to approve the agenda as posted. Carried 8-0.

Ward moved, Goss second to approve the 5/24/23 Plan Commission minutes as presented. Carried 6-0.

Public Input – None.

Short Term Rental Ordinance – Public comments: sections of the ordinance currently conflict with each other. An agent within 30 minutes is acceptable. People that stay at STRs contribute to the community. Consider starting over with minimum days and procedures. Should not revoke licenses for lack of reporting. Thank you for creating a high bar and attempting to regulate an item with far-reaching impacts. Seek a balance to protect the Town and the degradation of neighborhoods from business-type activities in residential areas. Thank you for protecting generational changes and consider establishing uniform regulations amongst communities and effects on commercially zoned properties. The value of properties decreases with restrictions. Some owners are proactive and approach their neighbors prior to renting so they can be notified of issues. Commissioner Bill Surbaugh arrived at 6:27pm.

Supervisor/Commissioner comments: The ordinance discussions started in 2021. Municipalities are allowed to restrict by number of days and the Town's comprehensive plan clearly discourages STRs in Heartland zones, but ordinances cannot have zoning-based regulations. Ground water, safety/liability, good neighbors, documentation of legitimate complaints, and fair penalties are the true issues. The grandfathering term needs to be clearly defined in the ordinance. Short and long-term rentals show the value of the home. Keep reporting simple. Requiring agents may create employment for current residents. Need to consider socio-economic impacts. **Goss moved, Bokelmann second** to request the attorney adjust the ordinance to remove the 6-night/7-day minimums. Implement a maximum rental of 180 days in a calendar year. All properties as of the ordinance effective date will maintain the ability to rent for more than 180 days so long as their Town permit is continuously renewed in good standing. Allow the 180 day exemption to remain if property ownership changes via transfer or sale to immediate family (mother, father, child, or surviving spouse). Roll call: Watts, Goss, Bokelmann, Culver, Ward, Surbaugh, and Miller voted aye. No nays. Carried 7-0.

Correspondence – Kalms noted the Village of Sister Bay has sent a violation notice for trash to a Liberty Grove STR owner.

The next meeting will be Wednesday, June 28 2023 at **6:00pm**.

Miller moved, Surbaugh second to adjourn the Plan Commission meeting at 8:25pm. Carried 7-0.

Johnson moved, Watts second to adjourn the Town Board meeting at 8:25pm. Carried 5-0.

Anastasia Bell, Clerk/Treasurer

Approved at the 6/28/2023 Plan Commission meeting.

Approved at the 7/5/2023 Town Board meeting.