

Town of Liberty Grove
Minutes of the Plan Commission & Special Board meetings on August 9, 2023

Agenda:

1. Call to order
2. Declaration of quorum
3. Adopt agenda
4. Approve Minutes: 7-26-23
5. Short-Term Rental Ordinance – Section 6 (E)
6. Public Input
7. Correspondence
8. Future Meeting Dates
9. Adjourn

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

Surbaugh moved, Miller second to approve the agenda as posted. Carried 6-0.

Miller moved, Surbaugh second to approve the 7/26/23 minutes as presented. Carried 6-0.

Short-Term Rental Ordinance – Section 6(E) of the ordinance was reviewed, and the following items were noted:

- ATCP 72 identifies occupancy based on the cubic feet of bedrooms and age of occupants and compliance is determined by inspection.
- Request lawyer to replace the phrase “limited to lesser of the following” with something like “determined at the point any of the following limits are met.”
- (i) add a direct reference to occupancy/bedroom section of ATCP 72.

Public Input – Russ Forkert, Birchwood Dr., asked when an STR becomes a business and if the ordinance applies to long-term rentals. Goss noted Act 59 defined STRs as a residential use, a Town cannot have different regulations based on zoning, and the ordinance does not apply to rentals greater than 29-days. Jim Maronek, E Door Bluff Road, noted he found 13 issues and specifically identified the following: POWTS are designed for people, each STR should not be required to have a separate license, occupancy and parking information shouldn’t be required in advertising, owners shouldn’t be penalized for the illegal activities of their renters, and not everyone should be able to file a complaint. Goss noted that a revocation proceeding is not anticipated for every complaint filed, the process will be to act after three complaints have been filed and requested the additional items be submitted to the Town Office for the Plan Commission to consider at a future meeting.

Correspondence – Bell noted two emails regarding STRs.

The next meetings will tentatively be 8/23/23 and 9/13/23 at 6:00pm.

Miller moved, Goss second to adjourn at 8:13pm. Carried 6-0.

Anastasia Bell, Clerk/Treasurer

Approved at the 8/23/23 Plan Commission meeting