

Town of Liberty Grove
Minutes of the Town Board meeting on February 15, 2023
(this meeting was correctly posted)

Agenda:

1. Call to order
2. Declaration of a quorum followed by pledge of allegiance
3. Approve Agenda
4. Approve Minutes: 2/1/2023
5. Public Input
6. Payment of Bills: Town, Sanitary District
7. Treasurer's Report
8. Car Charging Station Repairs
9. Plan Commission Recommendation: deny request to rezone parcel 018-02-27322843A from HL10 to CS10
10. Plan Commission Recommendation: resubmit application for HL10 Text Amendment to County of Door
11. Rescind Tax Bill Parcel 018-01-28312844B
12. CliftonLarsonAllen Contract for Audit Services
13. Authorize Request for Disbursement BCPL Loan
14. Correspondence
15. Future meetings
16. Adjourn

Chairman John Lowry called the meeting to order at 7:00pm. Supervisors Cathy Ward, Dan Watts, Janet Johnson and Nancy Goss were present along with Administrator Walter Kalms, Clerk/Treasurer Anastasia Bell, and approximately 34 members of the public.

Ward moved, Goss second to approve the agenda as posted. Carried 5-0.

Ward moved, Johnson second to approve the 2/1/23 Board meeting minutes as presented. Carried 5-0.

Public input – None.

Payment of Bills – **Goss moved, Ward second** to pay Sanitary District bills totaling \$7,797.66. Carried 5-0. **Goss moved, Ward second** to approve payment of the Town bills as verbally presented totaling \$43,575,53.30. Carried 5-0.

Treasurer's report – Bell reported the following Sanitary District balances as of January 31, 2023.

Utility District Checking	59,570.61
Utility District Savings	322,786.76
Utility District Restricted Savings	96,000.41
North Shore CD 00-134	<u>150,440.36</u>
Total	628,798.14

Ward moved, Johnson second to approve the Sanitary District Treasurer's Report for 01/31/23 as presented. Carried 5-0. Bell reported the following Town account balances as of January 31, 2023:

Municipal Checking	7,784,449.48
Money market acct.	1,478,631.17
Checking	163,168.04
Utility Dist.	<u>628,798.14</u>
Total	7,055,046.83

Lowry moved, Johnson second to approve the Town Treasurer's report as presented. Carried 5-0.

Car Charging Station – **Ward moved, Johnson second** to approve the repairs for the car charging station in Gills Rock totaling \$426.00. Carried 5-0.

Rezone parcel 018-02-27322843A – Goss reported the Plan Commission felt this would be spot zoning with a 6-1 vote. **Goss moved, Ward second** to authorize the Administrator to send a letter of non-support

of this rezoning request. Roll call with Watts, Goss, Ward, Johnson, and Lowry voting aye, no nays. Carried 5-0.

Heartland10 (HL10) Text Amendment – Goss reported the County Board denied the original application (18-1). The Town Plan Commission recommended parcels be a minimum of 10 acres and the board could consider a building size limit. The Town was denied the right to rebut the testimony, and communication occurring between the County Resource Planning Committee (RPC) meeting and the County Board meetings is ex parte communication. Kalms stated recommendations are typically followed by the County Board and there was little discussion and the RPC members noted “they slept on their decision”. The following comments were made by the public:

- (+) Need to make more information available, offered to create database of local contractors.
- (+) Local trades are necessary and availability is a significant issue throughout the County.
- (+) Not enough commercial/industrial land available to support the local trades.
- (+) Lack of clarity/plan of application created misconception that this only affects a few citizens.
- (+) Minimum of 10 acres and maximum of 5,000 to 6,000 sq.ft. for a building would decrease number of properties for these changes to apply.
- (+) A Conditional Use Permit would be required.
- (+) Similar businesses have not created known issues in other municipalities.
- (+) It is difficult to see a future for our community without local trades.
- (+) Address the needs of our residents.
- (+) This would support current businesses outgrowing their current locations within the Town.
- (-) Allowing businesses without homes will negatively affect housing.
- (+) The County struggles to maintain CUP compliance.
- (-) Need to address the current needs without affecting the future community.
- (-) Compliance will be an ongoing issue; residents typically have more respect for the area.
- (-) Vacant landlords increase enforcement issues and this would open the gates.
- The plan commission did not report why the County RPC members changed their opinion before the County Board meeting.
- (-) This could scatter commercial business within residential areas; home businesses balance this effort.
- (-) The zoning process is financially challenging for a new business owner.

The following were noted during the Town Board discussion:

- (+) This amendment would allow 2 new uses after a CUP application.
- (-) Countryside (CS) zoning would allow 17 new uses without the CUP process.
- STRs are a greater issue than trade/contractor establishments.
- Sustainability lies more in operational difficulties.
- (+) There is an overwhelming need to help the local businesses.
- Enforcement lies with the County
- (+) Town Plan Commission deemed this to be the fairest way to address citizen concerns.
- (+) Established businesses need to grow and new businesses need a place to start.
- (-) Some businesses are too intense for residential areas
- (-) This is not a complete solution, but it could provide some relief to the current situation.
- (+) CUP process addresses many concerns.
- (+) This amendment benefits the present situation.
- (+) It is unlikely that there will be a significant rush of new businesses.
- (+) This may be the first step to retaining fire department volunteers in the area.
- (+) The amendment can be removed if it is later deemed inappropriate
- The perception is businesses will explode with no building limitations throughout all HL10.

Goss moved, Lowry second the Town resubmit the HL10 text amendment application to the County of Door with additional language requiring a 10-acre minimum parcel size and 5,000 square foot maximum footprint for storage buildings for standalone trade or contractor establishments and auto or marine repair shops via CUP. **Johnson moved, Lowry second** to amend the motion was to read “accessory” buildings instead of “storage” buildings. Carried 5-0. Roll call on the amended motion: Watts, Goss, Lowry, Johnson, and Ward voting aye, no nays. Carried 5-0.

Rescind Tax Bill Parcel 018-01-28312844B – Kalms noted the DNR purchased the land and was sent a tax bill. The minimum for other jurisdictions to pay is \$250.00 so the Town is responsible for the full amount. **Lowry moved, Goss second** to rescind the tax bill in the amount of \$108.25. Carried 5-0.

CliftonLarsonAllen Contract for Audit Services – **Lowry moved, Goss second** to approve the Master Services Agreement, Statement of Work – Audit Services, and the Statement of Work – Compilation Services documents for the 2022 audit. Carried 5-0.

Authorize Disbursement BCPL Loan – **Ward moved, Goss second** that the Town sign the documents requesting disbursement of funds for the Board of Commissioners of Public Lands loan.

Correspondence – Kalms reported on the Friends of Pilot Island and WTA meeting in Clay Banks.

The next regular Town Board meeting will be Wednesday, March 1, 2023 at 7:00pm.

Lowry moved, Watts second to adjourn at 8:46pm. Carried 5-0.

Respectfully submitted,

Anastasia Bell, Clerk/Treasurer

Approved at the 3/1/2023 Town Board Meeting.