

**TOWN OF PLYMOUTH, ROCK COUNTY
PLANNING AND ZONING COMMITTEE**
May 26, 2020

Committee Members Present: Emily Johnson, Lee Schroeder, Ben Snare, and Bill Zimney

Committee Members Absent: Charlie Vogt

Others present: Town Clerk Susan Douglas, Jeff Garde of Batterman and 2 members of the public.

Notice of the meeting was properly posted May 23, 2020.

The meeting was called to order by Chairperson Ben Snare, at 7:00 pm at the Plymouth Town Hall. The Pledge of Allegiance followed.

Approval of Agenda: Moved by Emily Johnson, seconded by Bill Zimney to approve the agenda as presented. Motion carried on a 4-0 voice vote.

Approval of the Minutes from February 25, 2020: Moved by Emily Johnson, seconded by Lee Schroeder to approve the minutes as presented. Motion carried on a 4-0 voice vote. Note: Due to Covid-19 no meetings were held in March and April 2020.

Citizen Participation, Communications, and Announcements: None

Discussion and Possible Action:

1. Mary Hauri - Driveway and Open-Air Storage: Mary Hauri owns parcels 6-15-350 which is zoned A-2 and 6-15-350.2A which is zoned A-3 in Section 36. She explained at the February meeting that she currently has an easement to use as her driveway. Parcel 6-15-350 has frontage on Emerson Road and Parcel 3-15-350.2A is land locked. She stated she would like to put in a driveway on Emerson Road to eliminate using the easement. To help pay for the new driveway, she stated she would rent out lots along the new driveway for open-air storage. Tonight she reported the location of the new driveway had been determined. Mary asked if open storage would be permitted if she rezoned to B-1 (Local Business District) or M-1 (Light Industrial District). Discussion was heard. Ben Snare will contact Town Attorney Tim Lindau for his opinion if open-air storage is allowed per Plymouth Zoning Ordinance. Ben Snare asked Mary to attend next month's meeting to continue the discussion.
2. Land Divisions
 1. Weberpal: Jeff Garde of Batterman presented the Land Division proposal from Andy Weberpal for Weberpal III, LLC. The owner wishes to separate approximately 116 acres from 400 acres for the purpose of a land transfer. The property is zoned A-1 and the division will not affect any zoning. One hundred feet of road frontage on S. Johnson Rd for the parent parcel is maintained on the north side of the proposed new parcel. Emily Johnson asked if a subdivision could occur on the new parcel. Due to type of land any building on the parcel would be unlikely and a proposed subdivision would have to come before the Planning and Zoning Committee for approval. Rock County Planning has reviewed the application and approves of the land division. Moved by Lee Schroeder, seconded by Emily Johnson

to send the Weberpal Land Division to the Town Board with no concerns or conditions. Motion carried on a 4-0 voice vote.

2. Hoerler & Hoerler LLC: Jeff Garde of Batterman presented the Land Division proposal from Willis Hoerler, Hoerler & Hoerler LLC. Hoerler & Hoerler LLC wishes to separate approximately 77 acres which contains the Bass Creek Golf Course from approximately 160 acres. The Golf Course is being sold. The division will not affect zoning. Jeff Garde stated the Rock County Planning Department has not reviewed the application yet. Moved by Lee Schroeder, seconded by Emily Johnson to send the Hoerler Land Division to the Town Board with no concerns or conditions. Motion carried on a 4-0 voice vote.
3. Campfires and Fire Pits in R-1 Residential Districts: Sue Douglas shared an example from the Village of Footville for regulating recreational campfires. Members discussed using it as a starting point and customizing it for the Town of Plymouth. Discussion will be continued at next month's meeting.
4. Short Term Vacation Rentals: Short term vacation rentals are not specifically covered in the current Zoning Ordinance. Members of the Committee have not had the opportunity to research short term rentals before tonight's meeting so it will be placed on next month's agenda for further discussion.

Topics for Next Agenda: Mary Hauri's driveway and open-air storage plan, Campfires and fire Pits in R-1, and Short-Term Vacation Rentals.

Adjournment: Moved by Ben Snare, seconded by Bill Zimney to adjourn the meeting at 7:50 pm. Motion carried on a 4-0 voice vote.

Susan Douglas, Town Clerk

Town of Plymouth, Rock County, Wisconsin