

**TOWN OF PLYMOUTH, ROCK COUNTY
PLANNING AND ZONING COMMITTEE**
March 30, 2021

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

Committee Members Absent: None

Others present: Town Clerk Susan Douglas, Town Chairperson Sean Snyder and 2 members of the public.

Notice of the meeting was properly posted March 27, 2021.

The meeting was called to order by 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 5-0 voice vote.

Approval of the Minutes from February 23, 2021: Moved by Lee Schroeder, seconded by Joe Endrizzi to approve the minutes as presented. Motion carried on a 5-0 voice vote.

Citizen Participation, Communications, and Announcements:

Chairperson Snyder announced that he was looking for a resident to serve on Planning & Zoning Committee. Planning & Zoning Chairperson Ben Snare is running unopposed for Town Supervisor and cannot continue to serve on Planning & Zoning Committee if he is a Town Supervisor. Terms for Committee Members begin on May 1st so a new member needs to be appointed at the April Town Board meeting.

Discussion and Possible Action:

- a. New Application Forms for Rezone, Conditional Use, and Variance: Sue Douglas distributed copies of the new application forms created by Rock County Planning. Rezone and Conditional Use are on one form and Variance has its own form now. The forms will be available on the Town's website as well as at the Town Hall.
- b. House Trailer at 4938 S. Carver Road: Tim and Danielle Burchfield attended. Their house at 4938 S. Carver Road was destroyed by fire a couple years ago. They asked if they could have a house trailer to live in on the property. The property is zoned A-3. Committee members explained to them that Plymouth Zoning Ordinance 4.3 (1) states mobile homes or manufactured homes are only permitted when in a Manufactured Home Park District. Chairperson Snare gave them contact information for MZIS, Plymouth building inspector, and recommended they contact MZIS to determine if the damaged house can be repaired or needs to be razed and replaced with a new house.
- c. Possible Upcoming Topics: Chairperson Snare stated he had inquiries about different items and wanted the Committee to discuss what options are possible according to the Zoning Ordinance. As of tonight, none of the residents have submitted official applications. Committee members discussed the following:
 - i. Reconstruction of an Accessory Building Affecting Setbacks: A resident on a zoned A-3 parcel had a roof cave in on an accessory building and was exploring whether to repair or replace. To replace it with a different sized building would

not fit within the setbacks allowed. Committee reviewed Zoning Ordinance Section 4 for A-3 Zoning and Section 9 Nonconforming Uses, Structures, and Lots, plus Ordinance 2013-03 Building Code.

- ii. New Communications Tower: Bug Tussel was exploring installing a Communications Tower. Section 14 of the Zoning Ordinance covers such towers and the Plymouth Fee Schedule states the permit fee for a communications tower is \$3000.00.
- iii. Construction of an Agricultural Building with Living Quarters: A person inquired if it was possible to build an agricultural building and include a living quarters or residence within it. It would be built on a future A-3 parcel. Committee members reviewed Zoning Ordinance A-3 zoning, requirements for a residence, and accessory buildings.
- d. Review Zoning Ordinance-Sections One-Three: Sections 1-3 were completed at last month's meeting. The review of Section 4 of the Zoning Ordinance will be on next month's agenda.

Adjournment: Moved by Joe Endrizzi, seconded by Lee Schroeder to adjourn the meeting at 8:10 pm. Motion carried on a 5-0 voice vote.

Susan Douglas, Town Clerk
Town of Plymouth, Rock County, Wisconsin