

**TOWN OF PLYMOUTH, ROCK COUNTY
PLANNING AND ZONING COMMITTEE**
September 29, 2020

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

Committee Members Absent: Ben Snare

Others present: Town Clerk Susan Douglas, Town Chairperson Sean Snyder and 3 members of the public.

Notice of the meeting was properly posted September 26, 2020.

Chairperson Ben Snare could not attend so Lee Schroeder chaired the meeting.

The meeting was called to order by Lee Schroeder 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 August 25, 2020: Moved by Emily Johnson, seconded by Joe Endrizzi to approve the minutes as presented. Motion carried on a 4-0 voice vote.

Citizen Participation, Communications, and Announcements: None

PUBLIC HEARING: To hear a request for separating approximately 1.02 acres from parcel 6-15-355 in the NE¼ of SE ¼, of Section 36 Town of Plymouth, Rock County, Wisconsin and rezoning it from Agricultural 1 (A-1) to Rural Residential (RR). Purpose is for land transfer to adjoining landowner. Requested by Richard and Cynthia Johnson.

Richard and Cynthia Johnson nor their representative were in attendance. Zoning Ordinance requires the requester of the rezone to be in attendance. Moved by Emily Johnson, seconded by Bill Zimney to postpone to next month's meeting the Public Hearing to hear the request of Richard and Cynthia Johnson for separating approximately 1.02 acres from parcel 6-15-355 in the NE¼ of SE ¼, of Section 36 Town of Plymouth, Rock County, Wisconsin and rezoning it from Agricultural 1 (A-1) to Rural Residential (RR). Purpose is for land transfer to adjoining landowner. Motion carried on a 4-0 voice vote.

Discussion and Possible Action:

1. Changing Maximum Height of Accessory Buildings in RR Zoning District: At last month's meeting committee members suggested changing the height requirement in RR zoning to a maximum height of 20 feet measured from floor to peak of roof for an unattached garage; maximum height to 20 feet measured from floor to peak of roof for an accessory building of 1000 square feet or less in size; and maximum height of 24 feet measured from floor to peak of roof for an accessory building of more than 1000 square feet in size. Ben Snare contacted Town Attorney Lindau and discussed the proposed changes to the Zoning Ordinance. Moved by Lee Schroeder, seconded by Emily Johnson to recommend the Town

Board change the height requirement in Zoning Ordinance to a maximum height of 20 feet measured from floor to peak of roof for an unattached garage; maximum height to 20 feet measured from floor to peak of roof for an accessory building of 1000 square feet or less in size; and maximum height of 24 feet measured from floor to peak of roof for an accessory building of more than 1000 square feet in size. Motion carried on a 4-0 voice vote.

2. Review Raze Permits Requirement: Ben Snare requested this agenda item. Clerk Sue Douglas distributed copies of Plymouth Ordinances No. 2013-03, 2013-04, and 2017-02 Exhibit #1 which deal with raze permits. She discussed raze permits with Town Attorney Lindau and reported he doesn't know of any municipality that doesn't have raze permits. He recommended keeping raze permits and that town officials decide how and when to enforce them. Bill Zimney questioned if the building inspector inspected a building before and after it was razed. It was recommended that Ben Snare contact MZIS, Plymouth building inspection service, about what the inspector does in regards to a raze permit. Moved by Lee Schroeder, seconded by Emily Johnson to continue the review of raze permits at next month's meeting. Motion carried on a 4-0 voice vote.
3. Review Driveway Ordinance: Ben Snare requested this agenda item. Clerk Sue Douglas distributed copies of Plymouth Ordinance No. 2014-01 which regulates driveways. Moved by Emily Johnson, seconded by Joe Endrizzi to postpone the review of the Driveway ordinance to next month's meeting. Motion carried on a 4-0 voice vote.
4. Immanuel Lutheran Church Accessory Building: Lenny Scharlau attended and explained Immanuel Lutheran Church was placing a 10' by 12' prefabricated storage shed behind the church. He wanted to know if any permits were required. Since the shed was being built off site and would not have any plumbing or electricity, committee did not believe a building permit was required. Mr. Scharlau was advised to contact Zoning Officer Ben Snare.
5. Items for Next Month's Agenda: raze permits, driveway ordinance, and rezone hearing.
6. **Adjournment:** Moved by Emily Johnson, seconded by Bill Zimney to adjourn the meeting at 7:45 pm. Motion carried on a 4-0 voice vote.

Susan Douglas, Town Clerk

Town of Plymouth, Rock County, Wisconsin