

**TOWN OF PLYMOUTH, ROCK COUNTY
PLANNING AND ZONING COMMITTEE**
August 31, 2021

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

Committee Members Absent: Emily Johnson

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

Notice of the meeting was properly posted August 28, 2021.

The meeting was called to order by Joe Endrizzi at 7:00 pm at the Plymouth Town Hall. The Pledge of Allegiance followed.

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

Approval of the Minutes from July 27, 2021: Moved by Lee Schroeder, seconded by Bill Redmer to approve the minutes as presented. Motion carried on a 4-0 voice vote.

Citizen Participation, Communications, and Announcements: Bill Zimney distributed a copy of the Town of Turtle's ordinance for an animal permit in any zoning district for 4-H and FFA members.

PUBIC HEARING: Hear a request for a Conditional Use Permit to allow 4 head of cattle on approximately 2.27 acres, parcel 6-15-324.1, in the NE¼ of SE ¼, of Section 34 Town of Plymouth, Rock County, Wisconsin. The parcel is zoned Rural Residential (RR) which does not permit cattle on the parcel. The cattle are a 4-H project for the property owner's child. Requested by Andrew Gunn, 6107 State Road 213, Beloit, WI.

Moved by Bill Redmer, seconded by Lee Schroeder to grant a Conditional Use Permit with conditions to allow four head of cattle on parcel 6-15-324.1, in the NE¼ of SE ¼, of Section 34 Town of Plymouth, Rock County, Wisconsin. The conditions are the Conditional Use Permit will expire in four years, no more than 4 head of cattle are allowed and manure will be properly removed. Motion carried on a 4-0 voice vote.

Discussion and Possible Action

- a. **Follow-up on Fire Damaged House at 4938 S. Carver Road:** Joe Endrizzi stated he did not have any new information to report. Sue Douglas stated the owners of the property attended the August 10, 2021 Town Board meeting and the Town Board requested the owners bring proof of all required building permits and financing for the reconstruction of the house to the September Town Board meeting. Town Chair Bomkamp also reminded them that they will not be allowed to live in the RV as the weather gets colder.
- b. **Develop Solar Farms Ordinance:** Sue Douglas stated she contacted Town Attorney Tim Lindau to see if any towns he works with have started working on a solar farm ordinance. He was working with the Town of Rock and will attend Plymouth's October 12, 2021 Town Board meeting to discuss developing a solar farm ordinance. Planning and Zoning Committee members will continue to research the topic.
- c. **Services Offered by Rock County Planning Agency:** Joe Endrizzi and Sue Douglas met with Rock County Planning Agency Planners Chris Munz-Pritchard and Steven Godding to

discuss the many services the Agency offered to Rock County towns. Joe Endrizzi stated Chris Munz-Pritchard suggested creating a policy stating what services Town of Plymouth would utilize and not change the Memorandum of Agreement (MOA). Joe Endrizzi reported the County already handled land divisions per the MOA and has provided planners reports for rezone requests. He stated Chris Munz-Pritchard recommended using the Agency for any zoning permits involving a commercial building. She also stated to call her if we needed help with a unique conditional use permit request. Joe Endrizzi shared the Rock County Planning and Development 2021 Fee schedule for services provided per Rock County Jurisdiction and if a Town has a specific service in its MOA. Creating a policy will be discussed at next month's meeting.

- d. Annual Review of Active Conditional Use Permits:** Per Zoning Ordinance Section 5.3 (2), Approved Active Conditional Use Permits shall be reviewed annually. Conditional Use Permits are revocable by majority vote of the Committee if the conditional use permit is not actively used for a period of one year, conditions of the approval are not being met, there are violations of the Zoning Ordinance, or the conditional use is expanded without Committee approval. Planning and Zoning Committee policy states the annual review begins in August. Last year, the annual review wasn't completed due to COVID-19. The following Conditional Use Permits were approved to continue:

1. Ken Komprood – Seed Business – 11441 Orfordville-Hanover Rd. Moved by Lee Schroeder, seconded by Bill Redmer. Motion carried on a 4-0 voice vote.
2. Kevin Holcomb – Auto Repair Business – 11100 Orfordville-Hanover Rd. Moved by Bill Redmer, seconded by Lee Schroeder. Motion carried on a 4-0 voice vote.
3. Gary Moser – Petroleum Business – 9837 W Welsh Rd. Moved by Lee Schroeder, seconded by Bill Zimney. Motion carried on a 4-0 voice vote.
4. Cash Farms – Agricultural Communications Tower – 7651 W Stuart Rd. Moved by Lee Schroeder, seconded by Joe Endrizzi. Motion carried on a 4-0 voice vote.
5. Violet Saglie – 2nd house (present for many years) – 6322 S State Hwy 213. Moved by Lee Schroeder, seconded by Bill Zimney. Motion carried on a 4-0 voice vote.
6. ATC – WI Power and Light – Electrical Substation – Hwy 11 & S Footville Rd. Moved by Lee Schroeder, seconded by Bill Redmer. Motion carried on a 4-0 voice vote.
7. Bjoin Realty LLC (Paul Bjion) – Private Landing Strip – 7307 W State Rd 11. Moved by Joe Endrizzi, seconded by Lee Schroeder. Motion carried on a 4-0 voice vote.
8. Mike Collins – Operate Business – MC Fabrication – 10833 W Orfordville-Hanover Rd. Moved by Lee Schroeder, seconded by Joe Endrizzi. Motion carried on a 4-0 voice vote.
9. Fox Den Farms LLC – Recreational/Motorcycle Riding Trails- Kettle Rd. Moved by Lee Schroeder, seconded by Bill Redmer. Motion carried on a 4-0 voice vote.
10. Michelle Calkins – Horse Riding Arena – S. Ellis Rd. Moved by Joe Endrizzi, seconded by Bill Redmer. Motion carried on a 4-0 voice vote.
11. Brian Fox – accessory building larger than allowed – 5419 S State Rd 213. Moved by Lee Schroeder, seconded by Bill Redmer. Motion carried on a 4-0 voice vote.

12. MDW+ROSALIE LLC – Business Golf Course – 1303 S Murphy Rd. Moved by Lee Schroeder, seconded by Bill Zimney. Motion carried on a 4-0 voice vote.
13. Martin Lavery – Communications Tower – 9929 W. State Rd. 11. Moved by Bill Zimney, seconded by Bill Redmer. Motion carried on a 4-0 voice vote.
14. Adam & Krista Eiseman – Communication Tower – 3268 S Old Hwy 11. Moved by Joe Endrizzi, seconded by Bill Redmer. Motion carried on a 4-0 voice vote.
15. Scott Mumm – Private Air Strip – 6341 S County K. Moved by Lee Schroeder, seconded by Bill Remer. Motion carried on a 4-0 voice vote.
16. Michael Ehrlinger – Communications Tower – 3919 W Orfordville-Hanover Rd. Moved by Lee Schroeder, seconded by Bill Redmer. Motion carried on a 4-0 voice vote.
17. Ervin Landis – Septic Business – 11628 W Orfordville-Hanover Rd. Moved by Bill Redmer, seconded by Bill Zimney. Motion carried on a 4-0 voice vote.
18. Brian Schlarb – reduce beef cow threshold from 499 to 60 animal units – 1150 Hafeman Rd. Moved by Lee Schroeder, seconded by Bill Redmer. Motion carried on a 4-0 voice vote.
19. Joseph Endrizzi – Dog Kennel – 8823 W Plymouth Church Rd. Moved by Bill Redmer, seconded by Lee Schroeder. Motion carried on a 3-0 voice vote. Joe Endrizzi abstained.
20. David Hill – dog kennel – 5920 S Emerson Rd. Moved by Lee Schroeder, seconded by Joe Endrizzi. Motion carried on a 4-0 voice vote.

The following Conditional Use Permit property owners will be visited by Committee Members and will be on next month's agenda for their annual review:

Deborah Philipps – 2 horses on Rural Residential – 8637 State Hwy 11 W.
Philip & Betty Francis – Excess Ungual Animals – 7635 W State Hwy 11.
Donald Bishop – Family Group Home – 6327 S Kettle Rd.

e. Review Zoning Ordinance-Sections Six and Seven: Postponed to next month's meeting.

Adjournment: Moved by Lee Schroeder, seconded by Joe Endrizzi to adjourn the meeting at 8:40 pm. Motion carried on a 4-0 voice vote.

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