

Town of Perry
Land Use Committee Meeting Minutes
Tuesday, September 5, 2017
Perry Town Hall

1. Call to Order. Committee Chairman Dean Vogel called the meeting to order at 8:00 PM. Committee Chairman Dean Vogel, and committee members Ken Hefty, Gary Baumgartner, Bird Cupps, Phoebe Blackman, and Deputy Clerk Stephanie Zwettler were present. Also in attendance: Joe and Di-Ann Prazak, James Gibson, Paul and Sharon Linstroth, and Amelia Fairchild.
2. Minutes of Previous Meeting – August 1, 2017. Phoebe Blackman moved and Gary Baumgartner seconded a motion to approve the minutes of the Land Use Committee meeting held on August 1, 2017 as amended. Motion carried.
3. Joe Prazak, 10940 County Rd A, Hollandale – accessory building. No additional documents were presented. Ken Hefty moved and Bird Cupps seconded the motion to discuss the application. Motion carried.

There were no issues or concerns with regard to this application. Ken Hefty noted that the building stays close to the driveway and complies with the Land Use Plan. Ken Hefty made a motion to recommend approval of the application; Gary Baumgartner seconded the motion. Motion carried.

4. James Gibson, 123 Drammen Valley Rd, Mount Horeb – rezone (2) lots to RH-1. James Gibson presented additional information showing revised lot sizes. Gary Baumgartner moved and Ken Hefty seconded the motion to discuss the application. The committee reviewed the revised map, noting the lots were shortened by 40 feet, now at 3.09 acres each.

Bird Cupps and Phoebe Blackman noted Mandatory Criteria 2 in Section 5 of the Land Use Plan which states that an acceptable site plan must be presented for all zoning changes, has not been met.

Paul Linstroth, adjacent landowner to the applicant, objected to the proposed lots and expressed concern about farmland being absorbed by residential homes. Amelia Fairchild agreed with Paul; she is interested in preserving the existing farmland. Ken Hefty agreed with the comments by the residents but acknowledged that the applicant has 2 density units available.

The committee offered ideas for consideration regarding the size and number of lots, adding a conservation split, or proposing different driveway locations.

James Gibson said he wants to preserve as many acres of farmland as possible. Dean Vogel said the soil type in the proposed lots is buildable, and that a site plan would help determine the best location for buildings.

Gary Baumgartner moved to table this application so that the criteria of presenting a site plan and driveways could be met, as is stated in the Land Use Plan for a rezone, and would require an additional site view. Bird Cupps seconded the motion. Motion carried.

5. Bill & Kathy Smith, 10182 Lee Valley Rd – informal discussion regarding a call for a possible replacement of an existing accessory building. Committee members agreed a site view with an application would be necessary.
6. Pending applications – review and discussion. Deputy Clerk Stephanie Zwettler reported that Jonathan Hufton's application will be on the schedule for October after being postponed from the September agenda.
7. Schedule meetings. Site views will be held on Saturday, September 30 and the meeting will be held on October 3 for applications submitted by September 15, 2017.
8. Adjourn. Phoebe Blackman moved and Bird Cupps seconded a motion to adjourn. Motion carried. The meeting adjourned at 9:10 PM.

Respectfully submitted,

Stephanie Zwettler, Deputy Clerk
