

Town of Perry
Minutes of Land Use Committee Meeting
Tuesday, December 1, 2015
Perry Town Hall

1. Call to Order. Chairman Dean Vogel called the meeting to order at 7:05 PM. Committee members: Larry Price and Ken Hefty and Clerk Mary Price were present. Also in attendance: Chelsea and Trevor Runkle, Jim Parker, Mike Samuel. Committee member Bird Cupps joined the meeting at 7:20PM.

2. Minutes of Previous Meeting – November 3, 2015. Ken Hefty moved and Larry Price seconded a motion to approve the minutes of the Land Use Committee meeting held on November 3, 2015 as presented. Motion carried.

3. Jon Schumann, Trevor and Chelsea Runkle, approx. 350 Perry Center Rd. site – zoning changes, building permits, driveway permits.
Larry Price moved and Ken Hefty seconded the motion to discuss the application submitted by Trevor and Chelsea Runkle. Motion carried.
The Committee reviewed the revised site plan, comments at the site view and the public hearings, and the Section 6, Mandatory Criteria 5 and 11 of the Land Use Plan, the current approved site and proposed site.
Trevor and Chelsea Runkle presented additional information and updated maps of the property boundary, and revised driveway entrance.
Jim Parker, adjoining landowner, strongly objected to the proposed site and expressed concern about traffic on Perry Center Road.
Larry Price moved and Ken Hefty seconded the motion to recommend approval of the revised site plan, building permits, driveway permits and zoning changes on Parcel 050626390003 – 2 acres from RH-1 to A1 (Ex) and 3 acres from A1 (Ex) to RH-1 as submitted by Trevor and Chelsea Runkle. Motion carried. 2 Yes, 1 No. 2 absent.

4. Mike Samuels and Nancy Thomas, 440 Hwy 78– zoning changes to RH-2.
Larry Price moved and Ken Hefty seconded the motion to discuss the application submitted by Mike Samuel and Nancy Thomas. Motion carried.
The Committee reviewed the application and comments at the site view, acreage to be rezoned, and soils maps, and observed no change in use. Mike Samuel presented info. about the Conservation Reserve.
Larry Price moved and Ken Hefty seconded the motion to recommend approval of the zoning changes – Parcel 050629485003 – 1.86 acres from RH-1 to RH-2; Parcel 050629380009 - .89 acres from RH-1 to RH-2 and 3.55 acres from A1 (Ex) to RH-2 and a variance to include existing residence in rezoned area as submitted by Mike Samuel and Nancy Thomas. Motion carried.

5. Schedule meetings. Site views will be held on Saturday, Jan. 2, 2016 and public hearings and committee meeting will be held on Tuesday, Jan. 5, 2016 for applications submitted by December 15, 2015.
6. Adjourn. Ken Hefty moved and Larry Price seconded a motion to adjourn. Motion carried. The meeting adjourned at 7:35 PM.

Mary L. Price, Clerk
