

Town of Perry
Minutes of the Land Use Committee Meeting
Tuesday, March 2, 2010
Perry Town Hall
8:00 PM

1. Call to Order. Chairman Dean Vogel called the meeting to order at 8:10 PM. Committee members Ann Windsor, Ken Hefty, Bird Cupps, and Clerk Mary Price were present. Also in attendance: Mick Klein Kennedy, Gary Karls, Cheryl Karls, Russell Docken, Randy Docken, Dean Docken, John Eichorst, Kevin Hefty, Corny Fink, Brent Radtke.
2. Minutes of Previous Meeting – February 2, 2010. Ken Hefty moved and Ann Windsor seconded a motion to approve the minutes of the Land Use Committee meeting held on February 2, 2010 as published. Motion carried.
3. Applications.
 - John Eichorst, 9658 Perry Center Rd. – convert ag. bldg. to residence. John Eichorst presented additional information. The Committee reviewed site view comments. Ken Hefty moved and Ann Windsor seconded a motion to discuss the application. Motion carried. The Committee reviewed the application to convert an existing building into a residence and the Committee reviewed the existing driveway. Ann Windsor moved and Ken Hefty seconded a motion to recommend approval of the building permit application submitted by John Eichorst to convert an existing agricultural building into a residence, contingent on transfer of density unit to new residence, and existing residence removed within one year after new residence is occupied. Motion carried.
 - Milan Docken estate, approx. 10385 Docken - site plan, zoning change, driveway. Russell Docken presented additional information on the proposed driveway and the building site. Ann Windsor moved and Ken Hefty seconded a motion to discuss this application. Motion carried. The Committee reviewed the preliminary CSM, the driveway site, the soils map, and the Land Use Plan criteria. Ken Hefty moved and Ann Windsor seconded a motion to recommend approval of the site plan, building permit, driveway construction permit, zoning change to A-2 for 23 acres and to RH-1 for 2 acres from A1Ex, and a land division for 25 acres. Motion carried.
 - Gary and Cheryl Karls, 10795 N. Perry Rd. – rezone 4.5 ac. to RH. Ann Windsor moved and Ken Hefty seconded a motion to discuss this application. Motion carried. Gary Karls explained the Conservation Easement process to separate the existing farm residence from his farm; to surrender remaining density units with the conservancy easement; and historical permit information. The Committee reviewed the Land Use Plan criteria and soil types. Ann Windsor

moved and Ken Hefty seconded a motion to recommend approval of the zoning change to RH-2, from A1Ex, for 4.5 acres, which meets the Land Use Plan's Section 3, Goals and Policies.

4. Land Use Plan – schedule hearings, work meeting, for amendments. The Committee reviewed the process to amend the Land Use Plan. The Committee will hold a public hearing on April 8, 2010, to begin the amendment process.
5. Schedule meetings, other announcements. Site views will be held on Saturday, April 3 and applications will be considered at the Land Use Committee meeting on Tuesday, April 8, 2010.
6. Adjourn. Ken Hefty moved and Ann Windsor seconded a motion to adjourn. Motion carried. The meeting adjourned at 9:20 PM.

Submitted by,

Mary L. Price, Clerk
