

Town of Perry  
Minutes of Land Use Committee Meeting  
Tuesday, July 2, 2002  
Perry Town Hall

1. Call to Order. Chairman Mick Klein Kennedy called the meeting to order at 8:05PM. Committee members present: Dean Vogel, Don Kellesvig, Milo Grundahl and Steve Ashman, and Clerk Mary Price. Others present: Jack Mlsna, Larry and Barbara Lange, Verdean and Mary Sherven, Pat Downing, Larry Price and Duane Iverson.
2. Minutes of Previous Meeting – June 4, 2002. Steve Ashman moved and Don Kellesvig seconded a motion to approve the minutes of the Land Use Committee meeting held on June 4, 2002, as amended. Motion carried.
3. Informal discussion with Larry Lange in Section 30. The Committee reviewed and discussed a proposed site plan presented by Larry Lange and advised him to consult the Town's Land Use Plan to prepare his applications.
4. Land Division, Zoning Change, Site Plans for Victoria Vogt in Section 12. Dean Vogel moved and Steve Ashman seconded a motion to recommend approval of the Land Division, Driveway Construction, and Site Plan applications for Lots 1, 2, 3, and 4 and Zoning Change application for Lots 1 and 4, as shown on the preliminary Certified Survey Map as revised on June 24, 2002. In discussion it was noted that the house was sited on poor soils with a shorter driveway in Lot 1 and the rezone to RH-2 is justified; farmability in Lots 2 and 3 is not adversely affected and the driveway has been shortened and the house site moved closer to the road; in Lot 3 the driveway is sited through woods and the house is not sited on choice farmland, brush cutting by the owner and/or the Town is advised; in Lot 4 the existing buildings will be replaced on the same site. Motion carried.

Milo Grundahl moved and Dean Vogel seconded a motion to recommend approval the Land Division, Driveway Construction, Site Plan and Zoning Change applications for Lot 6; the Land Division, Driveway Construction application with an engineered drawing, Site Plan and Zoning Change applications for Lot 7; and the Land Division application for Lot 8 as shown on the preliminary Certified Survey Map as revised on June 24, 2002. In discussion it was noted that the driveway on Lot 7 does not meet the mandatory criteria of the Land Use Plan requiring E<sub>2</sub> land and a steep slope should not be disturbed for driveways (#3, #5, #6 – Mandatory Criteria – Land Use Plan) and usually approval would not be recommended. However if the engineered drawing for the driveway on Lot 7 shows less than 20% slope, approval is recommended. Motion carried.

Milo Grundahl moved and Steve Ashman seconded a motion to recommend approval of the Zoning Changes, Driveway Construction, and Site Plan for Lot 5. In discussion it was noted that in past practice driveways have been approved and sited on choice soils – examples: Driveways constructed by Duane Iverson,

Dominic Haag, Michael Keller, Robert Sherven; however the definitions in the current revision of the Land Use Plan are unclear. Motion failed.

Larry Price suggested that deed restrictions should be recommended on Lots 2, 3 and 8 to record that no additional density units are available on the lots. Mick Klein Kennedy noted that it was the consensus of the Committee that one density unit remains available for this farm.

5. Discuss Land Use Plan revision schedule. The Committee developed the schedule to be followed for revising the Land Use Plan. Public hearings will begin in January, 2003. Suggested revisions will be accepted and reviewed at any time prior to the final recommendation. An ongoing list of suggested revisions will be reviewed at each Committee meeting prior to the public hearing.
6. Adjourn. Steve Ashman moved and Don Kellesvig seconded a motion to adjourn. Motion carried. The meeting adjourned at 10:05PM.

Respectfully submitted,

Mary L. Price, Clerk