

Town of Perry
Minutes of Land Use Committee Meeting
Tuesday, December 4, 2018
Perry Town Hall, 10084 County A
8:00 PM

1. Call to Order. Chairman Dean Vogel called the meeting to order at 8:01 PM. Committee Chairman Dean Vogel, and committee members Gary Baumgartner, Phoebe Blackman, and Deputy Clerk Stephanie Zwettler were present. Also in attendance: Duane Iverson, John and Karen Ranum, Jonathan Ranum, and Marco Tejada.
2. Minutes of Previous Meeting – October 2, 2018. Gary Baumgartner moved and Phoebe Blackman seconded a motion to approve the minutes of the Land Use Committee meeting held on October 2, 2018 as presented. Motion carried.
3. Duane Iverson, 1429 State Rd 78 – zoning change for existing residence. Observations at the site view were discussed. Phoebe Blackman moved and Gary Baumgartner seconded a motion to discuss the application. Motion carried.

Chairman Vogel commented that there were no issues with this application or the proposed CSM. The committee agreed that rezoning the existing residence and driveway is suitable. Gary Baumgartner moved to recommend approval of the zoning change of 2.12 acres from A-1 (EX) to RH-1, and the remaining 13.91 acres from A-1 (EX) to A-4. Phoebe Blackman seconded the motion. Motion carried.

4. John Ranum, 1059 County Rd H – zoning change for existing residential lot. Observations at the site view were discussed. Phoebe Blackman moved and Gary Baumgartner seconded a motion to discuss the application. Motion carried.

The committee reviewed the preliminary Certified Survey Map. John Ranum summarized the portions of the three current parcels that would combine to create one lot to include the existing residence and family business. The committee had no concern with the zoning change.

Additionally, Chairman Vogel said there was a question regarding the density unit calculation for parcel 0506-161-8900-9. John Ranum was able to offer some insight. He explained he and his father owned this parcel in a business partnership prior to 1979. By 1979, the 2.75 acres (now assessed 2.8) was in the name of John E. Ranum only. The committee reviewed the mathematical calculation for density units in the Land Use Plan. They concluded that in 1979,

the parcel was considered to be non-conforming (less than 35 acres), and therefore a density unit had been assigned. Chairman Vogel explained that the availability of a density unit does not guarantee that a dwelling can be built on a parcel; all evaluation criteria must also be met.

Gary Baumgartner moved and Phoebe Blackman seconded the motion to recommend approval of the zoning change of approximately 4.7 acres from A-1(EX) to A-2(4). Motion carried.

Gary Baumgartner moved to recommend approval of the density unit assignment to parcel 0506-161-8900-9 (2.8 acres), as stated per the exception cited from Section 9 of the Density Policy in the Land Use Plan.

5. Marco Tejada – 9917 County Rd A – request for change in Chapter 10 proposed zoning district. Applicant, Marco Tejada, discussed the current uses of his property. The committee reviewed descriptions of the proposed and requested zoning districts and had no concerns with the change.

Phoebe Blackman moved to recommend approval of changing the proposed zoning district from RR-8 to RM-8. Gary Baumgartner seconded the motion. Motion carried.

6. Pending applications – review and discussion. Deputy Clerk Stephanie Zwettler reported that there may be an accessory building application on Drammen Valley Rd in the near future, but there are no pending applications at this time.
7. Schedule meetings. Site views will be held on December 29 and the meeting will be held on *Thursday*, January 3 for applications that are submitted by December 15.
8. Adjourn. Gary Baumgartner moved and Phoebe Blackman seconded a motion to adjourn. Motion carried. The meeting adjourned at 9:07 PM.

Respectfully submitted,
Stephanie Zwettler, Deputy Clerk