

Town of Perry  
Minutes of Land Use Committee Meeting  
Wednesday, March 4, 2020  
Perry Town Hall, 10084 County A  
8:00 PM

1. Call to Order. Chairman Dean Vogel called the meeting to order at 8:00 PM. Committee members Gary Baumgartner, Ken Hefty, Bird Cupps, Phoebe Blackman, and Deputy Clerk Stephanie Zwettler were present. Also in attendance: Brad Tisch, Scott Kittleson, Colleen Kittleson, Susan Studz, Bert Bitter, Alan Hutchins, Micca Hutchins, and Roger Parr.
2. Minutes of Previous Meeting – February 5, 2020. Gary Baumgartner moved and Ken Hefty seconded the motion to approve the minutes of the Land Use Committee meeting held on February 5, 2020, as presented. Motion carried.
3. Brad & Laura Tisch, Munchkey Apples, 175 Drammen Valley Rd – building permit for frost fan. Ken Hefty moved and Gary Baumgartner seconded the motion to discuss the application. Motion carried. The applicant provided a map of the proposed location. By consensus the committee agreed a site view was not necessary to evaluate the application.

Applicant Brad Tisch provided an explanation of the frost fan, its purpose, and design. The fan will be mounted on a 6 x 6 ft concrete pad but can be dismantled, if necessary. Micca Hutchins questioned the environmental impact. Tisch explained there will be some noise, however, the fan is expected to run infrequently and only if an imminent spring frost poses a threat to their agricultural crop. Committee member Bird Cupps commented there may be potential noise but agrees the piece of equipment does not violate the Land Use Plan.

Ken Hefty moved and Gary Baumgartner seconded the motion to recommend approval of the frost fan. Motion carried.

4. Scott & Colleen Kittleson, 10073 County Rd A – accessory building. Ken Hefty moved and Gary Baumgartner seconded the motion to discuss the application. Motion carried. Observations at the site view were discussed.

Applicants presented a revised site plan map as requested at the site view. The map revision shows the adjustment of the building site off steep soil and situated entirely on fair soil. The committee agreed the new location and driveway meet the criteria of the Land Use Plan as well as soil requirements. The committee found no issues with the application.

Gary Baumgartner moved and Phoebe Blackman seconded the motion to

recommend approval of the accessory building and driveway. Motion carried.

5. Susan Studz, 815 Jacobson Rd – site plan for home replacement. Gary Baumgartner moved and Bird Cupps seconded the motion to discuss the application. Motion carried. Observations at the site view were discussed. The existing house will be replaced with the proposed new residence. Home replacement will transfer the current density unit to the new home upon occupancy.

Applicant Susan Studz presented an alternate site plan for the committee to review after the site view. The alternate site plan takes the proposed building site entirely off steep soil. The committee recognized the presence of choice soil, but noted the exception is permitted since the existing house is presently located on this choice soil. Studz requested that if the alternate plan is accepted the committee allow a slight modification to the driveway that places it closer to the existing home. The committee granted the request and asked the applicant to provide a soil map showing an overlay of the revised site plan and driveway.

Ken Hefty moved and Gary Baumgartner seconded the motion to recommend approval of the revised site plan and driveway to replace the current residence and transfer the density unit to the new residence when completed. Motion carried.

6. Pending applications – review and discussion. Deputy Clerk Stephanie Zwettler reported an application for a rezone and Conditional Use Permit was recently received and discussed scheduling.
7. Schedule meetings. Site views will be held on March 28 and the meeting and public hearings will be held on Wednesday, April 1 for applications that are submitted by March 15.
8. Adjourn. Phoebe Blackman moved and Ken Hefty seconded a motion to adjourn. Motion carried. The meeting adjourned at 9:03 PM.

Respectfully submitted,  
Stephanie Zwettler, Deputy Clerk