

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

1. Call to Order. Committee member Ken Hefty called the meeting to order at 8:04 PM. Committee member Gary Baumgartner and Deputy Clerk Stephanie Zwettler were present. Also in attendance: Garrison Bollig, Randy and Roxanne Bollig, Bob Hanson, and Phoebe Blackman via teleconference.
2. Minutes of Previous Meetings – March 4 and July 14, 2020. Gary Baumgartner moved and Phoebe Blackman seconded the motion to approve the minutes of the Land Use Committee meetings held on March 4 and July 14, 2020, as presented. Motion carried.
3. Garrison Bollig, approx. 1535 County Rd Z – site plan, driveway, zoning change for 2 acres. Gary Baumgartner moved and Phoebe Blackman seconded the motion to discuss the application. Motion carried.

Observations at the site view were discussed. The committee evaluated the proposed site location. The site was positioned on the adjacent parcel of which the applicant also intends to purchase. Ken Hefty affirmed the applicant does have the right to one density unit, however the unit can only be used on the parcel to which it was assigned (0506-061-9211-2, non-conforming, assigned in 1979). ("Density units can be used only on the parcel to which they apply. Density units cannot be transferred to any other parcel." Land Use Plan, pg 32.) The committee evaluated an alternative site located on the original parcel where soil requirements are suitable for building. Current owner Randy Bollig inquired if the house could be constructed up to the parcel line boundary. The committee agreed to consider approval for a variance for the 15 ft setback requirement if the applicant submits an agreement of intent to purchase the adjacent parcel (or a portion of it) and include a driveway easement description to provide access to County Rd Z.

Gary Baumgartner moved and Phoebe Blackman seconded the motion to table the application until a proposal to purchase with easement agreement is submitted to the Town. Motion carried.

4. Pending applications – review and discussion. Deputy Clerk Stephanie Zwettler reviewed a pending application for a zoning change on Perry Center Rd.
5. Schedule meetings. Site views will be held on November 28 and the meeting and public hearings will be held on Wednesday, December 2 for applications that are submitted by November 15.

6. Adjourn. Phoebe Blackman moved and Gary Baumgartner seconded a motion to adjourn. Motion carried. The meeting adjourned at 8:40 PM.

Respectfully submitted,
Stephanie Zwettler, Deputy Clerk