

Town of Perry
Minutes of Land Use Committee Meeting
Wednesday, January 7, 2026
Perry Town Hall, 10084 County Highway A

1. Call to Order. Committee Chairman Dean Vogel called the meeting to order at 7:01 PM. Committee members Jeff Anderson, Bird Cupps, Kevin Hefty and Deputy Clerk Stephanie Zwettler were present. Also in attendance: John Willborn Jr, Terry Miller, Dan Watson, Michelle Thode, and Andrea Davitt. Committee member Phoebe Blackman attended via teleconference.
2. Minutes of Previous Meeting – December 3, 2025. Kevin Hefty moved and Jeff Anderson seconded a motion to approve the minutes of the Land Use Committee meeting held on December 3, 2025, as presented. Motion carried.
3. William Erickson, 1076 STH 78 – review CSM to combine existing parcels. The committee evaluated the proposed Certified Survey Map (CSM), which combines four separate lots into one single lot for existing development. The current zoning district, GC (General Commercial with a Conditional Use Permit for Single-Family Residence), will not change. The Committee had no concerns about the survey. Jeff Anderson moved and Kevin Hefty seconded the motion to recommend approval of the CSM as presented. Motion carried.
4. John Willborn Jr, 10833 CTHA – zoning changes for 3 acres to RR-2, 5 acres to FP-1, 0.7 acres to HAM-R, site plan for residence and driveway. The Land Use Committee discussed observations from the site view. A more detailed site plan, requested during the site visit, was presented. John Willborn explained that the 0.7 acres between Lots 2 and 3 is to include the existing driveway on the HAM-R lot. The committee had no issues with the proposed lots and confirmed the soils meet the criteria of the Land Use Plan.

Committee member Bird Cupps commented that the proposed residence location did not meet several desired and one required development criteria. She additionally requested a site plan that specifies exact measurements. Committee member Phoebe Blackman agreed that placing the house closer to the road would be better use of the land. The applicant agreed to update the site plan after clarification on an improved location. Committee members discussed having another site view. Jeff Anderson moved and Phoebe Blackman seconded the motion to table action on the application until a second site view is conducted and a more detailed site plan can be submitted. Motion carried.

5. Michelle Thode, 10864 CTH A – informal discussion, land division. Michelle Thode provided details for an informal discussion regarding potential development

plans for her property located south of Sandy Rock Rd. The Committee reviewed the soil maps and provided recommendations related to zoning and relevant Land Use Plan criteria.

6. Terry Miller, 10783 Clay Hill Rd – informal discussion. Chairman Dean Vogel recognized Terry Miller for an informal discussion regarding his four adjacent parcels in Daleyville that abut a 50-foot-wide unpaved alley labeled “Grove St” on the 1988 plat survey. Miller discussed a potential proposal to discontinue the alley within the existing block from Clay Hill Rd to Sunset Ave. The Committee reviewed the plat and survey for Block 2 of the Goli Addition. Deputy Clerk Stephanie Zwettler will provide the property owner with statutory and procedural information for discontinuance of a public way.
7. Town Comprehensive Plan – review and edit Elements 1-4, “Issues & Opportunities,” “Housing,” “Transportation,” and “Utilities & Community Facilities.” The committee members evaluated the suggested revisions to Elements 1–4, considered relocating the tables and charts to the Appendix, and agreed to review and confirm the accuracy of the table data at a later stage in the process. At the next meeting, committee members will assess Element 8, “Land Use,” and discuss possible recommendations for revision. Elements 5–7 will be assessed after “Land Use.”
8. Pending applications – review and discussion. Deputy Clerk Stephanie Zwettler stated that the Thode land division and rezone is pending, but no application has been submitted at this time.
9. Schedule meetings. Site views will be held on January 31, and the meeting and public hearings will be held on February 4, 2026, at 7:00 PM, for applications submitted by January 15, 2026.
10. Adjourn. Jeff Anderson moved and Kevin Hefty seconded a motion to adjourn. Motion carried. The meeting adjourned at 9:03 PM.

Respectfully submitted,
Stephanie Zwettler, Deputy Clerk
