

Town of Perry  
Minutes of Land Use Committee Meeting  
Wednesday, February 4, 2026  
Perry Town Hall, 10084 County Highway A

1. Call to Order. Committee Chairman Dean Vogel called the meeting to order at 7:12 PM. Committee members Jeff Anderson, Kevin Hefty, and Deputy Clerk Stephanie Zwettler were present. Also in attendance: John Willborn and Mike Samuel. Committee members Bird Cupps and Phoebe Blackman attended via teleconference.
2. Minutes of Previous Meeting – January 7, 2026. Kevin Hefty moved and Jeff Anderson seconded a motion to approve the minutes of the Land Use Committee meeting held on January 7, 2026, as presented. Motion carried.
3. 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 applicant provided an additional map as requested during the second site visit. The Land Use Committee members discussed their observations from the site view and reviewed the submitted map. Members agreed that the revised residence location and proposed lot meet the Land Use Plan criteria and expressed no concerns about the application. Jeff Anderson moved and Kevin Hefty seconded the motion to recommend approval of the site plan, driveway, and zoning changes for 3 acres to RR-2, 5 acres to FP-1, and 0.7 acres to HAM-R as presented. Motion carried.
4. Town Comprehensive Plan – review and edit Element 8, “Land Use.” Committee members discussed various sections of the Land Use Plan to evaluate their current relevance and alignment with the Plan's goals and policies. They reviewed mandatory and desired criteria, the use of soil maps, driveway assessments, zoning district updates, and site view analysis techniques. The Committee also discussed the most effective strategies to support and accomplish the objectives of the Plan. For the next meeting, the Land Use Committee will recommend edits to eliminate redundancy and suggest any necessary clarifications.
5. Pending applications – review and discussion. Deputy Clerk Stephanie Zwettler stated that the Thode land division and rezone are pending, but no application has been submitted at this time.
6. Schedule meetings. Site views will be held on February 28, and the meeting and public hearings will be held on March 4, 2026, at 7:00 PM, for applications submitted by February 16, 2026.

7. Adjourn. Phoebe Blackman moved and Kevin Hefty seconded a motion to adjourn. Motion carried. The meeting adjourned at 9:07 PM.

Respectfully submitted,  
Stephanie Zwettler, Deputy Clerk

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