

Town of Perry
DRAFT Minutes of Land Use Committee Meeting
Wednesday, September 2, 2026
Perry Town Hall, 10084 County Highway A

1. Call to Order. Committee Chairman Dean Vogel called the meeting to order at 7:04 PM. Committee members Jeff Anderson, Kevin Hefty, Bird Cupps, Jordan Abruzzo and Clerk/Treasurer Stephanie Zwettler were present. Also in attendance: Chad Hefty and Nick Urumoglu.
2. Minutes of Previous Meeting – August 5, 2026. Kevin Hefty moved and Jeff Anderson seconded a motion to approve the minutes of the Land Use Committee meeting held on August 5, 2026, as presented. Motion carried.
3. Chad & Janelle Hefty, 10217 Blue Valley Rd – accessory building. The Committee discussed observations from the site view and revised the proposed location to be closer to the field edge and existing buildings. The applicant presented the requested map from the site view, showing the new location and access road from Blue Valley Road. Committee members noted that the proposed location is on Fair soil and raised no concerns with the application. Jeff Anderson moved and Bird Cupps seconded a motion to recommend approval of the accessory building application as amended. Motion carried.
4. Town Comprehensive Plan – review and edit Element 8, “Land Use.” Committee members reviewed updates from prior meetings, clarified Density Policy language for parcels separated by public roads, amended language for providing access to development sites, defined “accessory building,” and revised a heading under Evaluation Criteria for Site & Driveway Approval.

The Committee will evaluate a proposed list of site evaluation criteria for the next meeting.
5. Pending applications – review and discussion. Clerk Stephanie Zwettler reported there are no applications at this time.
6. Schedule meetings. Site views will be held on October 3, and the meeting and public hearings will be held on October 7, 2026, for applications submitted by September 15, 2026.
7. Adjourn. Kevin Hefty moved and Jordan Abruzzo seconded a motion to adjourn. Motion carried. The meeting adjourned at 9:06 PM.

Respectfully submitted,
Stephanie Zwettler, Clerk/Treasurer
