Town of Perry
DRAFT Minutes of Land Use Committee Meeting
Wednesday, November 4, 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, Kevin Hefty, Bird Cupps and Clerk/Treasurer Stephanie Zwettler were present. Also in attendance: Ron Josephson.

2. Minutes of Previous Meeting – October 7, 2026. Kevin Hefty moved and Jeff Anderson seconded a motion to approve the minutes of the Land Use Committee meeting held on October 7, 2026, as presented. Motion carried.

3. Ron Josephson, 9835 County Rd A – zoning changes to adjust the sizes of four existing parcels and create a 2-acre residential lot. The Land Use Committee reviewed and discussed the observations from the site view. The application includes a proposed survey that reflects the 450-foot section of Josephson Road vacated by resolution on October 21, 2026, and recorded with the Register of Deeds on October 27, 2026. Proposed Lot 3 will remain zoned RM-8 with 10.62 acres and include the existing residence, sheds, barn foundation, and site of the future shed approved in 2021. Proposed Lot 2 will be a new 2.08-acre residential lot zoned RR-2, using the applicant's remaining density unit. Proposed Lot 1 will remain zoned FP-1 with 18.43 acres, and proposed Lot 4 will remain zoned FP-35 with 48.33 acres.

   Jeff Anderson moved, and Kevin Hefty seconded, to recommend approval of rezoning Lot 2 (2.09 acres) to RR-2 and Lot 4 (48.33 acres) to FP-35 and adjusting the acreage of Lot 1 to 18.43 acres and Lot 3 to 10.62 acres. Motion carried.

4. Town Comprehensive Plan – review and edit Element 8, "Land Use." The Committee discussed using the current Land Use Plan as the basis for a new draft and reviewed which sections of the current Comp Plan draft to retain or exclude. Bird Cupps volunteered to prepare and present a new draft at the next meeting.

5. Pending applications – review and discussion. Clerk Stephanie Zwettler reported that an application for an accessory building was submitted for the December meeting.

6. Schedule meetings. Site views will be held on November 28, and the meeting and public hearings will be held on December 2, 2026, for applications submitted by November 15, 2026.

7. Adjourn. Kevin Hefty moved and Jeff Anderson seconded a motion to adjourn. Motion carried. The meeting adjourned at 8:57 PM.

Respectfully submitted,
Stephanie Zwettler, Clerk/Treasurer

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