

Town of Perry
DRAFT Minutes of Land Use Committee Meeting
Wednesday, March 5, 2025
Perry Town Hall, 10084 County Highway A

1. Call to Order. Committee member Ken Hefty called the meeting to order at 8:00 PM. Committee members Jeff Anderson, Bird Cupps, and Deputy Clerk Stephanie Zwettler were present. Also in attendance: Diane Erb, Bob Talarczyk, James Baker, Hunter Krohn, Kasey Hoffmaster, Kory and Danielle Hoffmaster, John Fleming, Jim Way, Wayne Bratrud, Doug and Linda Nelson, and Mark Keller. Committee member Phoebe Blackman attended via teleconference.
2. Minutes of Previous Meeting – January 8, 2025. Bird Cupps moved and Jeff Anderson seconded a motion to approve the minutes of the Land Use Committee meeting held on January 8, 2025, as presented. Motion carried.
3. Diane Erb, 1514 Sutter Rd – review revised CSM to rezone (2) lots from FP-35 to RR-4, site plans for residences and driveways.

The Committee reviewed the discussion held at the site view on March 1. The applicants presented a revised map that was requested during the site view. The revision modifies the northern border of Lot 2 to exclude the field road, moves the proposed residence closer to Sutter Road, and creates a shorter driveway. The Committee agrees that the new driveway location provides a better approach from Sutter Road and will maintain full access to the agricultural fields via the field road.

Committee members discussed Lot 1, located south of Lot 2, and expressed no concerns, observing that the site location and driveway were appropriate. The soils present on both proposed lots conform to the criteria outlined in the Land Use Plan.

The Committee also reviewed two letters submitted by John Wiggins of Wiggins Family Farms, LLC, in which he expressed his objections to the zoning changes due to his concerns about the accuracy of the survey lines.

Jeff Anderson moved, and Phoebe Blackman seconded the motion to recommend approval of the 7.5-acre zoning change from FP-35 to RR-4, site plan, and driveway for Lot 1; and the 7.5-acre zoning change from FP-35 to RR-4, revised site plan, and revised driveway for Lot 2 as submitted. Motion carried.

4. Wayne & Millicent Bratrud, 1187 County Rd JG – zoning change for existing residence from FP-35 to RM-16.

The Committee reviewed the observations and discussions held during the site visit. The proposed zoning change would rezone the existing residence on 23.21

acres, while 54.60 acres would remain agricultural land and be sold to an adjoining landowner. Committee members noted that the existing fence line separates the lots and follows the topography of the land. The committee members also reviewed the draft density study. The applicant reported that (1) density unit would be included in the land sale and recorded at the Register of Deeds.

Jeff Anderson moved and Bird Cupps seconded the motion to recommend approval of the 23.21-acre zoning change from FP-35 to RM-16. Motion carried.

5. Doug & Linda Nelson, 9549 Lee Valley Rd – informal discussion, site plan. Doug and Linda Nelson provided information regarding a potential site plan application. The Committee reviewed the criteria outlined in the Land Use Plan and the process to apply for a zoning change, driveway permit, and site plan approval.
6. Pending applications – review and discussion. Deputy Clerk Stephanie Zwettler reviewed a recent discussion for a potential application near Daleyville. No applications have been submitted at this time.
7. Schedule meetings. Site views will be held on March 29, 2025, and the meeting and public hearings will be held on April 2, 2025, for applications submitted by March 15, 2025.
8. Adjourn. Jeff Anderson moved and Bird Cupps seconded a motion to adjourn. Motion carried. The meeting adjourned at 10:02 PM.

Respectfully submitted,
Stephanie Zwettler, Deputy Clerk
