

**VILLAGE OF PERRY
PLANNING BOARD MEETING MINUTES
AUGUST 5, 2021**

PRESENT:	Brian Parker	Planning Board Chairperson
	James Reynolds	Planning Board Member
	Todd Mack	Planning Board Member
	Bridget Givens	Planning Board Member
	Dana Grover	Planning Board Alternate
	Don Roberts	Zoning Officer
	Christina Slusser	Zoning Secretary

GUESTS: Tim Humberstone Applicant

Brian Parker called the meeting to order at 6:36 pm and led in the pledge to the flag.

MINUTES

Minutes were reviewed from the last meeting on July 1, 2021. Motion to approve the minutes was made by Dana Grover, seconded by Todd Mack, and carried with all voting aye.

LAND SEPARATION – 38 DOLBEER STREET

A land separation application was submitted by Bruce Abbott to section off a portion of land behind his residence at 38 Dolbeer Street to sell to his neighbor. The intention of this land separation is that the separated lot will be merged with the lot housing the residence at 40 Dolbeer Street.

Motion was made by Todd Mack to approve the land separation request with the condition that it will be merged with the lot marked Perez on the map provided. This motion was seconded by James Reynolds and carried with the following vote:

Aye	3	Parker, Reynolds, Mack
Nay	0	
Abstain	1	Grover

*Givens not present to vote

LAND SEPARATION – 7064 STANDPIPE ROAD

A land separation application was submitted by Terri Humberstone to separate part of the property at 7064 Standpipe Road. Tim Humberstone was present to discuss the application.

Mr. Humberstone indicated that when initially purchasing their home, they were told they needed to merge the lot with the barn on it (represented in blue on the survey map provided) with the lot where their home sits. Since then, the Humberstone's have purchased an additional lot in front of the barn which accesses Standpipe Road. The purpose of this application is to separate the lot with the barn in order to merge it with the lot in front of it to make one long strip of land with road access from Standpipe.

The Planning Board confirmed that by merging the lot with the front parcel, there will be road access to both properties. The property meets necessary size requirements and could potentially be used for building on.

After confirming no shared access will be needed and contingent on merging the lot containing the barn with the parcel in front of it, along Standpipe Road, motion was made by James Reynolds to approve the land separation request at 7064 Standpipe Road. Motion was seconded by Todd Mack and carried with the following vote:

Aye	4	Parker, Reynolds, Mack, Givens
Nay	0	
Abstain	1	Grover

The Board informed Mr. Humberstone of completing the transaction by filing the maps with the county within 60 days. Mr. Humberstone confirmed he will also complete an application to merge the properties as discussed.

OTHER BUSINESS

COMPLETE STREETS PROGRAM

The Board welcomed James as he transitions from the Zoning Board of Appeals to the Planning Board. James expressed his excitement to be a part of the Planning Board with his willingness to learn and be a proactive member.

James addressed the Planning Board on the Complete Streets Program pointing out the desire to develop a policy for rural areas and using Perry as a case study. Essentially, the creation of a 2-page policy document could help with securing grants through the DOH. Discussion took place on the possibility of forming a subcommittee and working with other demographics in the community. The DOH is designed to lower obesity rates and by involving many demographics, a plan could be developed to address streets and sidewalks for walkability projects.

The Board is interested in seeing a sample document and hearing more information on the topic. The Board expressed its interest in the document remaining a policy only and not used for additional regulations.

James plans to get a sample policy for reference and give a brief presentation at the next meeting on how Perry can be the pilot area for a rural community as the first in the region to form a Complete Streets Policy.

CENTER STREET STUDY

James informed the Planning Board of the Center Street Study and public meeting coming up next Thursday to discuss plans for Center Street and the needs to improve travel conditions for motorists, bicyclists, and pedestrians. James encouraged Planning Board members to attend, citing that their knowledge of zoning and willingness to be involved and make improvements in the Village would be beneficial.

Members of the Planning Board expressed that they were not previously informed of the Center Street study or of the upcoming public meeting. Some discussion took place on how communication can be improved between the Village Board and Planning/Zoning Boards.

It was brought up that communication systems have failed in the past where the Planning Board had a desire to be involved in the plans of re-zoning, discussing policy changes, etc. and did not feel that the Village Board welcomed it. James expressed his desire to improve communication all around and offered to be a liaison between the Planning Board and Village Board. A recommendation surfaced to approach the Village Board to see if a Planning Board member can be put on a selection committee for Board decisions for consultants. In summary, the Planning Board expressed a desire to improve communication and to take an overall more proactive approach.

With there being no further business, motion to adjourn the meeting was made by Dana Grover at 7:30 pm, which was seconded by Todd Mack, and carried with all voting aye. The next meeting is scheduled for September 2, 2021 at 6:30 pm.

Respectfully submitted,
Christina Slusser, Zoning Secretary