

Town of Sullivan

Planning Committee Meeting Minutes

Town Hall in Rome

November 24, 2025

7:00 pm

- I. Call to order by John Kannard; Chair – 7:00 pm
- II. Roll call – John Kannard, Joe Church, Barry Boos, and Bill Thomas. Steve Carnes Absent. Also Present: Chuck Couden, Michael Levendash, Cheri Hazard, Randy Rammelt, Toni Rammelt, Marty Foltz & Matt Foltz
- III. Certification of compliance with Open Meetings Law. Kannard had received email from clerk stating the meeting agenda was posted.
- IV. Minutes from October 27th were approved on a motion from Boos and a 2nd from Thomas. All Ayes
- V. Discussion and Recommendation on request from Charles Couden for conditional use permit to allow for storage of Non-farm equipment on an A-2 zoned parcel. This request is located at N4677 Highland Drive on parcel number 026-0616-0241-005.
 - a) Recommendation to approve on a motion from Church, 2nd by Thomas. All Ayes.
- VI. Discussion and Recommendation on request from Cheri Hazard rezone from A-1 to Natural Resource to create a 33 +/- acre parcel. This request is located at W881 Village Line Road on parcel number 026-0616-1122-000.
 - a) Recommendation to approve on a motion from Boos, 2nd by Thomas. All Ayes, Kannard Abstained.
- VII. Discussion and Recommendation on request from Marty Foltz to rezone from A-1 to A-3 to create 1-2.6 +/- acre farm consolidation parcel and for 1-1.0 +/- acre parcel with the option to add 0.5 +/- acre to the 1.0 acre parcel to square off the field. This request is located at N3468 Hardscrabble Road on parcel number 026-0616-2442-000.
 - a) No Action taken/Petition postponed until next meeting
- VIII. Discussion and Recommendation on request from Randall & Tonia Rammelt to rezone from A-1 to A-3 1.9 +/- Acres to create a farm consolidation parcel with existing buildings. Also to rezone from A-1 to A-3 to create a 2.0 acre residential parcel. This 2.0 acre parcel will transfer development rights from parcel number 026-0616-2034-002. Also to rezone 0.3 +/- acre from A3 to A1 to meet frontage requirement for remnant parcel. And also rezone from A-1 to A-3 0.3 +/- acres to add to parcel 026-0616-2034-003 to maintain current parcel size of 3.0 acres. This request is located at N3346 County Road F on the following parcels 026-0616-2043-000, 026-0616-2034-001 (owned by Randy & Tonia Rammelt Trust), 026-0616-2034-003 (owned by Timoth & Susan McGuire), and 026-0616-2034-004 (owned by James & Steven Mesmer). Along with this petition is a variance request to allow all parcels to use the existing drive for access.
 - a) Recommendation to approve on a motion from Boos, 2nd by Thomas. All Ayes, Kannard Abstained
- IX. Discussion and Recommendation on Proposed Zoning Ordinance Amendment to allow accessory Dwelling Units Petition by the Jefferson County Zoning Committee.

a) Recommendation to approve with additional comments (listed below) on a motion by Thomas, 2nd by Boos. All Ayes

1. Sec. 22-58: Under c. Additional Standards, Agricultural Zoning – item iii 2: Remove this section or rewrite to only allow one additional ADU. Planning Committee is not in favor of multiple ADU units on same lot

2. Sec 22-642 – Parking Requirements. Change ADU requirements to mimic Multi family requirements of 1.5 stalls for each dwelling

X. Public Comment. None

XI. Meeting adjourned at 8:25 on a motion by Boos, 2nd by Kannard. All Ayes

Respectfully Submitted

Joe Church - Secretary