

# Cherry County Planning and Zoning Minutes



## CHERRY COUNTY PLANNING COMMISSION MINUTES

March 4, 2024

### CHERRY COUNTY COURTHOUSE MEETING ROOM

The meeting was called to order at 4:30 PM CT by Chairman Wade Andrews in the advertised location of the Cherry County Courthouse Meeting Room.

Roll call was taken. The following members were present: Marla Shelbourn, Michael McLeod, Wade Andrews, Sherri Bacon, Gary Swanson, John Lee, and Albert Ericksen. Absent was Dave Rogers and Duane Kime. Also present were Jessica Coyle, Zoning Administrator, and various members of the public.

The Open Meetings Act was noted as was the public notice in the Valentine Midland News pertaining to this meeting.

#### Approval of Minutes

Albert E. made a motion to approve the February 6, 2024 minutes. John L. seconded the motion. Roll call vote was taken. Marla S.-Yes, Wade A.-Yes, Michael M.-Yes, Duane K.-Absent, Sherri B.-Yes, Gary S.-Yes, John L.-Yes, Albert E.-Yes, and Dave R.-Absent. Motion carried 7-0.

#### Public Hearing

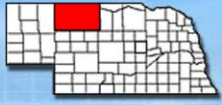
Chairman Andrews opened public hearing on CUP#002/24 Grant Moreland for a Commercial Welding shop DBA JO Welding LLC with intent to repair and manufacture agricultural equipment, parts, and metal art at 4:32 PM CT.

Chairman Andrews asked Grant Moreland to speak on behalf of the application. Grant spoke about the nature of the business and that the location is on the east side of Highway 61 just ½ mile south of Merriman. Frank Heath spoke and feels that this business is needed in the community. Ken Moreland stated that the ground has been in the family for 90 years, and Grant has made a lot of much needed improvements to accommodate a welding shop. Zoning Administrator Coyle provided the board prior to the meeting with written testimony from Mark Kovar, Nebraska DOT. Chairman Andrews closed the public hearing at 4:42 pm ct.

Chairman Andrews asked if the public hearing were properly advertised, and Zoning Administrator Coyle replied yes.

Chairman Andrews asked Zoning Administrator Coyle if CUP#002/24 Grant Moreland for a Commercial Welding shop DBA JO Welding LLC with intent to repair and manufacture agricultural equipment, parts, and metal art application is complete. The Zoning administrator Coyle stated yes, the application was complete.

Chairman Andrews asked for disclosure of any conflicts of interest on CUP#002/24 Grant Moreland for a Commercial Welding shop DBA JO Welding LLC with intent to repair and manufacture agricultural equipment, parts, and metal art from the board. No board members disclosed any conflicts.



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Chairman Andrews asked for any disclosure of ex-parte communications by any member on CUP#002/24 Grant Moreland for a Commercial Welding shop DBA JO Welding LLC with intent to repair and manufacture agricultural equipment, parts, and metal art. No members had any communications.

Discuss/Act on CUP#002/24 Grant Moreland for a Commercial Welding shop DBA JO Welding LLC with intent to repair and manufacture agricultural equipment, parts, and metal art

Marla S. appreciated the completeness of the application and commended the applicant. Sherri B. asked if he used to work for Plus One Mfg. Grant said he did until he moved home to possibly open his own business.

Marla S. made a motion on CUP#002/24 Grant Moreland for a Commercial Welding shop DBA JO Welding LLC with intent to repair and manufacture agricultural equipment, parts, and metal art to recommend approval based on the findings of fact that it was properly advertised, meets the current Zoning Regulations and Comprehensive Plan, and all public testimony received was in support; and would suggest a condition that the applicant follow Mark Kovar's recommendation in his email dated February 21, 2024. Albert E. seconded the motion. Roll call vote was taken. Wade A.-Yes, Michael M.-Yes, Duane K.-Absent, Sherri B.-Yes, Gary S.-Yes, John L.-Yes, Albert E.-Yes, Dave R.-Absent, and Marla S.-Yes. Motion carried 7-0.

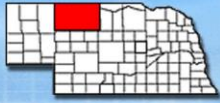
During public comment a member of the public spoke. Francis Heath read and provided a written document to attach to the minutes.

Old Business:

Discuss Cherry County Comprehensive Plan

The board was provided with some information from Keith Marvin, and he needed clarification on some issues before making changes to the Comprehensive Plan. The board made a consensus on all of Keith's suggestions to not add back in any of Maragret Byfield's comments on wind and solar and to not to add the suggested information to the Natural Resources and Environment chapter. The questions Keith had on items in the Zoning Regulations the board didn't want to discuss until they had time to review the Zoning Regulations.

Marla S. provided the board with 6 pages of suggested changes and grammatical issues she found in the proposed Cherry County Comprehensive Plan. The board went through some of them and decided that a subcommittee to review would be better. Chairman Andrews appointed a subcommittee of Gary S., Sherri B. and Marla S. with Gary S. being the chair. The subcommittee is going to meet sometime prior to the next meeting and report back to the full board then. The board spent an hour and a half on this agenda item.



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New Business:

Set Date and Time

The board set April 8, 2024 at 4:30 PM CT in the Meeting Room with a possible ZOOM with Keith Marvin.

Communications:

None

Reports and Recommendations:

None

Excused Absence:

Sherri B. made a motion to excuse Dave R. and Duane K. from the meeting. Michael M. seconded the motion. Roll call vote was taken. Michael M.-Yes, Duane K.-Absent, Sherri B.-Yes, Gary S.-Yes, John L.-Yes, Albert E.-Yes, Dave R.-Absent, Marla S.-No, and Wade A.-Yes. Motion carried 6-1.

Chairman Andrews adjourned the meeting at 6:34 PM CT.

Jessica Coyle

Zoning Administrator