



Cherry County Planning Commission Minutes

August 6, 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: Gordon Witte, Marla Shelbourn, Wade Andrews, Michael McLeod, Duane Kime, Sherri Bacon, Gary Swanson, and John Lee. Absent was Albert Ericksen. Also present were Jane Stolzenburg, 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

Marla S. made a motion to approve the July 2, 2024 minutes with changes. Gordon W. seconded the motion. Roll call vote was taken. Marla S.-Yes, Wade A.-Yes, Michael M.-Yes, Duane K.-Yes, Sherri B.-Yes, Gary S.-Yes, John L.-Yes, Albert E.-Absent, and Gordon W.-Yes. Motion carried 8-0.

Public Hearing

Chairman Andrews opened public hearing on CUP#003/24 Leon Mast Custom Kitchen Cabinet and Woodworking at 4:45 PM CT. Chairman Andrews asked the applicant to speak on behalf of the application. James Yoder spoke on behalf of Leon Mast about the nature of the business. No members from the public spoke. Chairman Andrews closed the public hearing at 4:56 PM CT.

Chairman Andrews asked if the public hearing was properly advertised, Zoning Administrator Stolzenburg replied yes.

Chairman Andrews asked if the application for CUP#003/24 Leon Mast Custom Kitchen Cabinet and Woodworking is complete. Zoning administrator Stolzenburg stated yes, the application is complete.

Chairman Andrews asked for disclosure of any conflicts of interest on CUP#003/24 Leon Mast Custom Kitchen Cabinet and Woodworking from the board. No board members disclosed any conflicts.



Chairman Andrews asked for any disclosure of ex-parte communications by any member on CUP#003/24 Leon Mast Custom Kitchen Cabinet and Woodworking. No members had any communications.

Discuss/Act on CUP#003/24 Leon Mast Custom Kitchen Cabinet and Woodworking

Duane K. made a motion on CUP#003/24 Leon Mast Custom Kitchen Cabinet and Woodworking to recommend approval based on the findings of fact it was properly advertised, met the criteria and zoning regulations and no members of the public spoke against the application. Gordon W. seconded the motion. Roll call vote was taken. Wade A.-Yes, Michael M.-Yes, Duane K.-Yes, Sherri B.-Yes, Gary S.-Yes, John L.-Yes, Albert E.-Absent, Gordon W.-Yes, Marla S.-Yes. Motion carried 8-0.

Old Business

Discussed Zoning Regulations regarding the inclusion of the airport in the proposed regulations. Chairman Andrews directed Zoning Administrator Stolzenburg to send an e-mail to Keith Marvin to advise the requirements of the extent of including the new information or if the current regulation we have is sufficient.

Discussions continued and it was the consensus of the Planning Commission to compare and review up through 501.04 of the current zoning regulations and prepare to discuss what may need to be updated in those sections.

The Planning Commission discussed the Comprehensive Plan briefly regarding maps. The consensus was the Planning Commission is satisfied with the Comprehensive Plan and is ready to move forward with the public hearing.

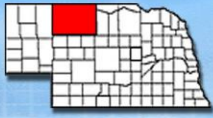
New Business:

Discuss/Act setting date for the public hearing for the Comprehensive Plan. The board set Thursday, August 29, 2024 at 4:30 PM CT as this was agreeable with Keith Marvin via e-mailed dates he was available.

The board set September 10, 2024 at 4:30 PM CT for the next regular meeting.

Public Comment:

No members of the public spoke at this time.



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Communications:

Sherri B. and Marla S. spoke on the radio comment program regarding the Comprehensive Plan informing the public of what the Comprehensive Plan is and the work that has been done in preparation for the public hearing. They stressed the importance of public input to guide the growth and development of Cherry County.

Chairman Andrews directed Zoning Administrator Stolzenburg to prepare a news release for the public hearing.

Reports and Recommendations:

Zoning Administrator Stolzenburg reported that copies of the Comprehensive Plan were made available at the library and the Clerk's Office. CUP and Zoning Permit Application forms were edited to contain check boxes to make it more user friendly to the public to include all required information the remainder of the form was unchanged.

Excused Absence:

Duane K. made a motion to excuse Albert E. from the meeting. John L. seconded the motion. Roll call vote was taken. Michael M.-Yes, Duane K.-Yes, Sherri B.-Yes, Gary S.-Yes, John L.-Yes, Albert E.-Absent, Gordon W.-Yes, Marla S.-Yes, Wade A.-Yes. Motion carried 8-0.

Chairman Andrews adjourned the meeting at 6:17 PM CT.

Jane Stolzenburg

Zoning Administrator and

Sherri Bacon

Planning Commission Secretary