

# Cherry County Planning and Zoning Minutes



## Cherry County Planning Commission Minutes

November 12, 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: Albert Ericksen, Marla Shelbourn, Wade Andrews, Michael McLeod, Duane Kime, and Sherri Bacon. Absent were Gary Swanson, Gordon Witte, and John Lee. 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

Michael M. made a motion to approve the October 1, 2024 minutes as amended after discussion. Duane K. seconded the motion. Roll call vote was taken to amend the minutes. John L.-Absent, Albert E.-Yes, Gordon W.-Absent, Marla S.-Yes, Wade A.-Yes, Michael M.-Yes, Duane K.-Yes, Sherri B.-Yes, Gary S.-Absent. Motion carried 6-0. Roll call vote was taken to approve the minutes. John L.-Absent, Albert E.-Yes, Gordon W.-Absent, Marla S.-Yes, Wade A.-Yes, Michael M.-Yes, Duane K.-Yes, Sherri B.-Yes, Gary S.-Absent. Motion carried 6-0.

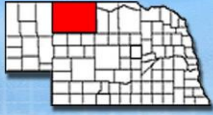
#### Old Business:

None

#### New Business:

The board reviewed the definitions clarified in Keith Marvin's e-mail response for the Zoning Regulations. The Planning Commission decided to have a clean copy of the definitions from Keith Marvin and send to the County Attorney for an opinion to leave all the definitions or to strike any that may potentially create a problem. It was also decided to take out the pictures in the definitions area to conserve space. It was decided to send one section at a time of the proposed regulations to the County Attorney for review. It was agreed that the next meeting would start the review of Article 4 in the proposed zoning regulations.

Duane K. left the meeting at 6:15 PM CT.



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The board set December 3, 2024 at 2:00 PM CT for the next regular meeting.

The board also discussed having two meetings in January and February on the 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays at 2:00 PM CT. The actual meeting time and date will be decided on at each of the meetings.

#### Public Comment:

No members of the public spoke at this time.

#### Communications:

Sherri B. reported it appears the Nebraska Supreme Court has chosen to hear the Amorak Inc (Ed Brown) v Cherry County Board of Commissioners appeal during its January 7, 8, 9, 2025 call. It is possible to go to the website and watch the proceedings.

Wade A. mentioned the Commissioner Public Hearing for the Comprehensive Plan is on the 19<sup>th</sup> of November and the Planning Commission is allowed to go if they do not sit together and discuss any findings.

Zoning Administrator Jane S. shared an e-mail received regarding the 20% of prime farmland for large solar farms. Jane will respond to the e-mail stating the information that was quoted in the e-mail is the draft copy and there is currently a moratorium in place for solar energy conditional use permits.

#### Reports and Recommendations:

Zoning Administrator, Jane S. reported that there have been two permits for replacement of existing homes and 6 cell tower equipment upgrades received today.

Marla S. informed the board that NPZA conference has been set in March 2025 and would like to attend.

#### Excused Absence:

Sherri B. made a motion to excuse Gary S., Gordon W., and John L. from the meeting. Michael M. seconded the motion. Roll call vote was taken. Gordon W.-Absent, Marla S.-Yes, Wade A.-Yes, Michael M.-Yes, Duane K.-Absent, Sherri B.-Yes, Gary S.-Absent, John L.-Absent. Albert E.-Absent. Motion carried 5-0.

Chairman Andrews adjourned the meeting at 7:08 PM CT.

Jane Stolzenburg, Zoning Administrator

and

Sherri Bacon, Planning Commission Secretary