

# Cherry County Planning and Zoning Minutes



## Cherry County Planning Commission Minutes

**December 3, 2024**

### Cherry County Courthouse Meeting Room

The meeting was called to order at 2:00 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, Wade Andrews, Duane Kime, Sherri Bacon, and Gary Swanson. Absent were Albert Ericksen, Gordon Witte, Michael McLeod, 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

Duane K. made a motion to approve the November 12, 2024 minutes. Marla S. seconded the motion. Roll call vote was taken to approve the minutes. Gordon W.-Absent, Marla S.-Yes, Wade A.-Yes, Michael M.-Absent, Duane K.-Yes, Sherri B.-Yes, Gary S.-Yes, John L.-Absent, Albert E.-Absent. Motion carried 5-0.

#### Old Business:

None

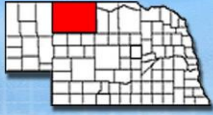
#### New Business:

The Planning Commission started reviewing Article 4, Cattle Country Ag District section in the proposed zoning regulations. It was the consensus of the commission to add the current regulations to the proposed zoning regulations in several areas. Gary S. requested clarification from Keith Marvin regarding platted/non-platted roads. The commission also agreed to ask Kalli Kieborz, Executive Director of the Niobrara Council, for input on the section regarding the Niobrara River Corridor Agricultural District. Zoning Administrator Jane S. was directed to send the current and proposed regulations as well as an invitation to attend the next meeting to provide the Council's input. Zoning Administrator Jane S. informed the commission if the Valentine paper closes per state statute posting for meetings would have to be done in three public areas to meet statute.

The board set January 7, 2025 at 2:00 PM CT for the next regular meeting.

#### Public Comment:

No members of the public spoke at this time.



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## Communications:

Zoning Administrator Jane S. received an e-mail regarding Wellhead Protection Overlay District regarding how other counties covered this in either the Comprehensive Plan or Zoning Regulations. Only one county provided a sample document. It was reported that Rock County is also in the process of reviewing their Zoning Regulations. Administrator Jane S. has not received a response from Keith Marvin regarding the proposed changes to the definitions and will follow up.

## Reports and Recommendations:

Zoning Administrator, Jane S. reported that there has been one permit for replacement of an existing home and four cell tower equipment upgrades received since the last meeting. She also informed the commission of an upcoming CUP and public hearing to be scheduled for the next meeting. Zoning Administrator Jane S. also advised the commission of four openings in January. The following members term is expiring on January 11, 2025: Gordon Witte, Albert Ericksen and Wade Andrews. Wade A. expressed his interest in remaining on the commission. John Lee advised Zoning Administrator Jane S. he had spoken to Commissioner DeNaeyer regarding his resignation.

## Excused Absence:

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

Chairman Andrews adjourned the meeting at 4:19 PM CT.

Jane Stolzenburg, Zoning Administrator

and

Sherri Bacon, Planning Commission Secretary