

# Cherry County Planning and Zoning Minutes



## Cherry County Planning Commission Minutes

January 7, 2025

### 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 Gordon Witte. Absent were Michael McLeod, Gary Swanson, John Lee, and Albert Ericksen. Also present were Jane Stolzenburg, Zoning Administrator, Kalli Kieborz and Rich Mercure, Niobrara Council 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 December 3, 2024 minutes. Marla S. seconded the motion. Roll call vote was taken. Wade A.-Yes, Michael M.-Absent, Duane K.-Yes, Sherri B.-Yes, Gary S.-Absent, John L.-Absent, Albert E.-Absent, and Gordon W.-Yes, Marla S.-Yes. Motion carried 5-0.

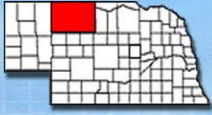
Gary Swanson arrived at 2:03 PM.

#### Public Hearing

Chairman Andrews opened public hearing on CUP#004/24 Sharp's Outfitters LLC, RV Electrical Hookups at 2:05 PM CT. Chairman Andrews asked the applicant to speak on behalf of the application. Rita Rowan spoke on behalf of Sharp's Outfitters. Rich Mercure provided written comments and had concerns about pedestrian traffic. Chairman Andrews closed the public hearing at 2:19 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#004/24 Sharp's Outfitters LLC, RV Electrical Hookups is complete. Zoning administrator Stolzenburg stated yes, the application is complete.



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Chairman Andrews asked for disclosure of any conflicts of interest on CUP#004/24 Sharp's Outfitters LLC, RV Electrical Hookups from the board. No board members disclosed any conflicts.

Chairman Andrews asked for any disclosure of ex-parte communications by any member on CUP#004/24 Sharp's Outfitters LLC, RV Electrical Hookups. No members had any communications.

Discuss/Act on CUP#004/24 Sharp's Outfitters LLC, RV Electrical Hookups

Gary S. made a motion on CUP#004/24 Sharp's Outfitters LLC, RV Electrical Hookups to recommend approval and have the application forwarded to the Niobrara Council for their input based on the findings of fact it was properly advertised, met the zoning regulations.

Duane K. seconded the motion. Roll call vote was taken. Michael M.-Absent, Duane K.-Yes, Sherri B.-Yes, Gary S.-Yes, John L.-Absent, Albert E.-Absent, Gordon W.-Yes, Marla S.-Yes, Wade A.-Yes. Motion carried 6-0.

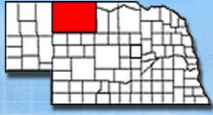
Old Business

None

New Business:

Kalli Kieborz and Rich Mercure representing the Niobrara Council were included in the discussion regarding the Niobrara River Corridor Agricultural District Zoning Regulations. Kalli K. would like to make sure the proposed document includes the paragraph regarding the instances where land is included within the district but lies outside of the River Corridor who the governing authority is. It was decided to keep the current regulations and revise them rather than using the proposed regulations. Kalli mentioned the Dark Sky language was not included in the proposed or current and thought it may be worth looking into that area regarding lighting with Dark Sky Compliance Standards. Screening was also discussed, and Kalli K. will gather information and present it at the next scheduled meeting. Discussion was made regarding when CUP applications are to be sent to the Niobrara Council. The Planning Commission agreed on the protocol, after discussion of the regulations, all CUP applications will be forwarded to the Niobrara Council after the public hearing held by the Planning Commission. The CUP will be forwarded along with the minutes of the public hearing. The 90-day time clock will then start for the Niobrara Council.

The board set January 21, 2025 at 2:00 PM CT for a special meeting.



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## Public Comment:

No members of the public spoke at this time.

## Communications:

Zoning Administrator Jane S. reported the Supreme Court had the hearing regarding the hog confinement. The decision will be posted at a later date.

## Reports and Recommendations:

None

## Excused Absence:

Duane K. made a motion to excuse Michael M. from the meeting. Marla S. seconded the motion. Roll call vote was taken. Sherri B.-Yes, Gary S.-Yes, Albert E.-Absent, Gordon W.-Yes, Marla S.-Yes, Wade A.-Yes. Michael M.-Absent, Duane K.-Yes, John L.-Absent. Motion carried 6-0.

Chairman Andrews adjourned the meeting at 4:30 PM CT.

Jane Stolzenburg

Zoning Administrator and

Sherri Bacon

Planning Commission Secretary