

Cherry County Planning and Zoning Minutes



Cherry County Planning Commission Minutes

January 21, 2025

Cherry County Courthouse Meeting Room

The meeting was called to order at 2:02 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: Wade Andrews, Duane Kime, Sherri Bacon, Gary Swanson, and Marla Shelbourn. Absent were: Michael McLeod, John Lee, Albert Ericksen and Gordon Witte. 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 January 7, 2025 minutes. Gary S. seconded the motion. Roll call vote was taken to approve the minutes. Michael M.-Absent, Duane K.-Yes, Sherri B.-Yes, Gary S.-Yes, John L.-Absent, Albert E.-Absent, Gordon W.-Absent, Marla S.-Yes, Wade A.-Yes. Motion carried 5-0.

Old Business:

None

New Business:

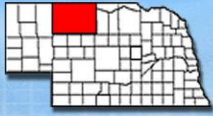
Discussion regarding Keith Marvin not providing a revised copy of zoning regulations and how to proceed. It was decided that Chairman Wade A. would make a phone call to Keith and if there was no result Chairman Wade A. would attend the Commissioner Meeting on Tuesday the 28th to discuss how to move forward. Zoning Administrator Jane S. will provide a copy of the contract to Chairman Wade A.

Gary S. provided a current map for Miller Airfield to be forwarded to Keith to be included in the proposed Zoning District under the Airport Zones.

2:22 PM CT Gordon Witte arrived, and he was updated regarding Keith Marvin and the Airport Zoning Map.

It was the consensus of the board to omit 4.10.09 – Administrative Agency: Enforcement from the proposed regulations only after checking with Keith Marvin to ensure it is not a state statute.

Niobrara Council 4.09 will be revisited after questions proposed to Kalli Kieborz, Executive Director of the Niobrara Council, are answered. Article 5 will be revisited at a later date so more time can be spent on it. Article 6 – Off Street Parking will be omitted. Article 7 – Sign Regulations will have regulations in each of the chapters it pertains to and a specific chapter for signs will not be necessary.



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Duane K. made a motion to take the agenda items out of order. Marla S. seconded the motion. Roll Call vote: Marla S. – Yes, Sherri B. – Yes, Wade A. – Yes, Gary S. – Yes, Duane K. – Yes, Gordon W. – Yes. Motion carried 6-0.

Public Comment:

Two members of the public spoke at this time.

3:00 Duane K. left the meeting. Chairman Wade A. called a short recess at this time.

3:02 Duane K returned. Chairman Wade A. resumed the meeting.

It was discussed to change the verbiage of NRCAG to Scenic River Boundary in sections of the current zoning regulations 502.01, 501.03 and 502.07 regarding signs.

The board set February 4, 2025 at 2:00 PM CT for the next regular meeting.

Communications:

Sherri B. reported that Tanya Storer has introduced legislation for zoning regulations to put time limits on permits and it will provide training to new members.

Zoning Administrator Jane S. informed the Planning Commission of the upcoming NPZA conference in March. Marla S. would like to attend.

There was a question raised about extending a zoning permit since it was available for a CUP. As per regulations the applicant can re-apply for a permit.

Reports and Recommendations:

Zoning Administrator, Jane S. reported that there was a total of 32 zoning permits issued last year and have had 4 cell tower equipment upgrades so far this year.

Duane K. stated Board of Educational Lands & Funds has 40 acres of school land that has solar power and has had a check bounce.

Excused Absence:

No absences to excuse.

Chairman Andrews adjourned the meeting at 3:56 PM CT.

Jane Stolzenburg, Zoning Administrator