



Cherry County Planning Commission Minutes

March 3, 2025

Cherry County Courthouse Meeting Room

The meeting was called to order at 2:00 PM CT by Vice-Chairman Duane Kime in the advertised location of the Cherry County Courthouse Meeting Room.

Roll call was taken. The following members were present: Gary MacLeod, Duane Kime, Sherri Bacon, Bill Wachob, Gordon Witte, and Marla Shelbourn. Absent were Gary Swanson, Chad Tetherow and Wade Andrews. Also present were Jane Stolzenburg, Zoning Administrator, and various members of the public.

The Open Meetings Act was noted as was the public notice posted pertaining to this meeting.

Approval of Minutes

Gordon W. made a motion to approve the February 4, 2025 minutes with no changes. Marla S. seconded the motion. Roll call vote was taken. Duane K.-Yes, Sherri B.-Yes, Gary S.-Absent, Chad T.-Absent, Bill W.-Yes, Gordon W.-Yes, Marla S.-Yes, Wade A.-Absent, Gary M.-Yes. Motion carried 6-0.

Old Business:

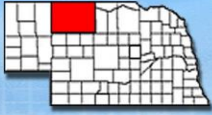
Zoning Regulation revisions of definitions received from Keith Marvin were reviewed and revised. Several changes proposed were not completed and a revised list of proposed changes is being prepared for Keith Marvin. Niobrara River Corridor Pages 36 – 39 in the current regulations were reviewed.

Niobrara Council Zoning recommendations and Section 502 sign portion was tabled until the next meeting.

New Business:

The possibility of re-writing the CUP procedure in the Niobrara River Corridor Agricultural District was discussed. It was decided to continue the discussion at the next meeting. The Planning Commission advised the Zoning Administrator to send the definitions to the County Attorney and the Sheriff for review.

The board set April 1, 2025 at 2:00 PM CT for the next regular meeting.



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Public Comment:

One member of the public spoke at this time.

Communications:

Sherri B. reported the Commissioners had several changes to the Comprehensive Plan. Sherri suggested the Planning Commission wait until the Comprehensive Plan was completed prior to moving forward with the zoning regulation revisions. The Planning Commission decided to continue moving forward with revisions.

Zoning Administrator Jane S. advised the Planning Commission that a copy of the changes proposed by the Commissioners can be e-mailed to them to identify the areas of concern.

Reports and Recommendations:

Marla S reported she has been attending the Niobrara Council Meetings and will continue to do so.

Zoning Administrator Jane S. reported one permit has been issued for a new home.

Excused Absence:

Marla S. made a motion to excuse Gary S., Chad T., and Wade A. from the meeting. Gordon W. seconded the motion. Roll call vote was taken. Sherri B.-Yes, Gary S.-Absent, Chad T.-Absent, Bill W.-Yes, Gordon W.-Yes, Marla S.-Yes, Wade A.-Absent, Gary M.-Yes, Duane K.-Yes. Motion carried 6-0.

Vice-Chairman Kime adjourned the meeting at 4:19 PM CT.

Jane Stolzenburg

Zoning Administrator