



Cherry County Planning and Zoning Minutes



Cherry County Planning Commission Minutes

April 1, 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: Sherri Bacon, Marla Shelbourn, Chad Tetherow, Gary MacLeod, Bill Wachob and Wade Andrews. Absent were: Gary Swanson, Gordon Witte and Duane Kime. Also present were Jane Stolzenburg, Zoning Administrator, and various members of the public.

The Open Meetings Act was noted as well as verification of proper advertisement for the meeting.

Approval of Minutes

Bill W. made a motion to approve the March 3, 2025 minutes. Marla S. seconded the motion. After discussion regarding adding topics discussed, Sherri B. made a motion to amend the minutes to include: received Keith Marvin's revised definitions, reviewed and revised. Reviewed pages 36 – 39 of the current Niobrara River Corridor regulations. Motion seconded by Bill W. Roll call vote was taken to approve the amendment of the minutes. Duane K.-Absent, Gordon W.-Absent, Sherri B.-Yes, Marla S. – Yes, Gary S.-Absent, Chad T.-Yes, Wade A.-Yes, Bill W. -Yes, Gary M.-Yes. Motion carried 6-0. Marla S. made a motion to approve the March 3, 2025 minutes as amended, seconded by Bill W. Roll call vote was taken. Gordon W.-Absent, Sherri B.-Yes, Marla S. – Yes, Gary S.-Absent, Chad T.-Yes, Wade A.-Yes, Bill W. -Yes, Gary M.-Yes, Duane K. - Absent. Motion carried 6-0.

Old Business:

Discussed the Niobrara Council review process for conditional use permit applications for land that is included inside the designated Niobrara Scenic River Corridor. Marla S. provided a revision based on the current regulations. It was discussed that it was not the current procedure being followed. The Planning Commission decided to send the suggested revision to Kalli Kieborz and have the Niobrara Council make suggestions. Wade A. will attend the April 17th meeting to discuss with the Council the options for the permit process.

Section 502 of the current zoning regulations regarding the sign portion was discussed. Chairman Andrews suggested the Zoning Administrator create an index for the locations of the sign information.

Section 502.01 in the current regulations was revised. It was the consensus of the commission to accept the proposed language to be forwarded to Keith Marvin.



New Business:

Zoning Administrator Jane reported that at the NPZA conference it was suggested that the agenda be approved. Sherri B. made a motion to approve the procedure to approve the agenda. Bill W. seconded the motion. Roll call vote was taken: Chad T. – Yes, Marla S. – Yes, Bill W. – Yes, Gary S – Absent, Gary M. – Yes, Gordon W. – Absent, Wade A. – Yes, Sherri B. – Yes, Duane K. – Absent. Motion carried 6 – 0.

Article 8: Supplemental Regulations Section 8.01 – 8.06 in the proposed regulations will be reviewed at the next meeting.

Public Comment:

One member of the public spoke at this time.

The board set June 3, 2025 at 2:00 PM CT for the next regular meeting.

Communications:

Zoning Administrator Jane S. reported that she spoke to Keith Marvin regarding the e-mail sent by the commissioners and on behalf of the planning commission regarding changes. He did state he would put that at the top of his list after the conference. We are still waiting for a response.

Marla S. shared information regarding her attendance at the NPZA Conference and confirmed that the planning commission members had received her conference notes forwarded by the Zoning Administrator. Marla S. also reviewed her notes from the University of NE – Lincoln Manure Management Workshop she attended on March 20, 2025.

Reports and Recommendations: none

Excused Absence:

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

Chairman Andrews adjourned the meeting at 4:02 PM CT.

Jane Stolzenburg, Zoning Administrator