



Cherry County Planning Commission Minutes

October 23, 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: Sherri Bacon, Marla Shelbourn, Chad Tetherow, Gary MacLeod, Bill Wachob, Wade Andrews, and Duane Kime. Also, present were Jane Stolzenburg, Zoning Administrator, and various members of the public.

Approval of Agenda:

Duane K. made a motion to approve the October 23, 2025 agenda. Chad T. seconded the motion. Roll call vote was taken. Chad T.-Yes, Gary S.-Absent, Sherri B.-Yes, Bill W.-Yes, Marla S.-Yes, Wade A.-Yes, Gary M.-Yes, Duane K.-Yes, Gordon W.-Absent. Motion carried 7 Yes, 2 Absent.

The Open Meetings Act was noted as was the public notice posted in the Valentine Post Office, Valentine Library, Cherry County Courthouse Doors, Cherry County Clerk's Office, and Zoning Office Door pertaining to this meeting.

Approval of Minutes:

Duane K. made a motion to approve the October 7, 2025 minutes. Bill W. seconded the motion. Roll call vote was taken. Duane K.-Yes, 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 7 Yes, 2 Absent.

Old Business:

It was discussed that working on current zoning regulations without an adopted comprehensive plan may create another change to the zoning regulations. New zoning regulations cannot be adopted until the comprehensive plan is adopted.

Keith Marvin's changes to the zoning regulations were reviewed. 4.05 will be reviewed by the Planning Commission later after the matrix 4.07 is established. 4.08.03 Permitted uses were revised and 4.08.06 is now conditional uses and the wording will have to be reviewed by the Planning Commission. The setbacks in 4.08.06 number 15 will need to be reviewed.



The remainder of the changes were reviewed, and numbering of the chapter and subchapter sections were confirmed and the changes proposed were made.

Article 5.01 Conditional Uses will be reviewed later by the Planning Commission.

Discussion regarding Niobrara River Corridor Agricultural District 4.09.08 was highlighted and the Planning Commission's intent is to differentiate the agricultural district from the scenic river.

It was the consensus of the Planning Commission to use the updated draft zoning regulations provided by Keith Marvin on September 23, 2025. The cover page dated 2025 will be the working copy to go forward with any changes. The previous draft zoning regulations dated 2023 along with the proposed changes notes on the Excel document reviewed today will also be kept for the history of the changes. Any proposed changes added to the Excel document from this date forward will reference the updated draft zoning regulations dated 2025.

The city owns the airport, and the Planning Commission will come up with the proper wording for the jurisdictional area surrounding the airport at the next meeting.

New business:

None

Public Comment:

Two members of the public spoke at this time. Written comments were provided regarding setbacks from property lines.

Communications:

Zoning Administrator Stolzenburg reported the NPZA Fall Virtual Workshop registration was completed. If any member signed up they should have an email with the link. A questionnaire in an email regarding radon resistant construction was presented by the Zoning Administrator. The email referenced building codes regarding radon and Cherry County does not have building codes only zoning regulations.



Reports & Recommendations:

Zoning Administrator Stolzenburg reported the Board of Commissioners revised the Zoning Fee Schedule. This was adopted on October 14, 2025. Zoning Administrator Stolzenburg also informed the Planning Commission of her resignation presented to the Board of Commissioners

Excused Absence:

Duane K. made a motion to excuse Gary S. and Gordon W. from the meeting. Chad T. seconded the motion. Roll call vote was taken: Gary S.-Absent, Chad T.-Yes, Gary M. – Yes, Sherri B.-Yes, Marla S. – Yes, Bill W.-Yes, Gordon W-Absent, Wade A.-Yes, Duane K. - Yes. Motion carried 7 Yes – 2 Absent.

Reminder of meeting scheduled for November 4, 2025 at 2:00 P.M CT

Chairman Andrews adjourned the meeting at 3:43 PM CT.

Jane Stolzenburg

Zoning Administrator