



Cherry County Planning and Zoning Agenda



AGENDA

CHERRY COUNTY PLANNING COMMISSION

Cherry County Courthouse Meeting Room

365 N Main St. Valentine, NE

January 10, 2023 _____ 4:30 PM CT

1. Open Meeting by Chairman
2. Roll Call
3. Announcement of Open Meetings Act Notice
4. Verify Proper Advertisement of Meeting
5. Approval of Minutes
6. Public Comment (30 Minute max)
7. New Business
 - a. Discuss/Work on Comprehensive Plan
 - b. Discuss/Act on H-1.1 Housing should be limited in the rural areas of Cherry County
 - c. Discuss/Act on Cattle Country Incompatible uses in Land Use Chapter 11
 - d. Discuss/Act on Leaving it Niobrara Scenic River Agriculture District not Niobrara Scenic River Protection Corridor
 - e. Discuss/Act on Niobrara River Corridor Ag District Incompatible Uses in Land Use Chapter 11
 - f. Discuss/Act Chapter 13 of Comprehensive Plan
 - g.
 - h. Set Meeting Date and Time
8. Old Business
 - a.
9. Communications
10. Reports and Recommendations
11. Excused Absence
12. Adjournment

“We reserve the right to take things out of order for the Public’s Interest unless a time is stated.”



Cherry County Planning and Zoning Agenda



AGENDA

CHERRY COUNTY PLANNING COMMISSION

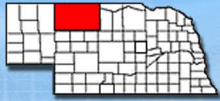
Cherry County Courthouse Meeting Room

365 N Main St. Valentine, NE

February 6, 2023 _____ **4:30 PM CT**

1. Open Meeting by Chairman
2. Roll Call
3. Announcement of Open Meetings Act Notice
4. Verify Proper Advertisement of Meeting
5. Approval of Minutes
6. Public Comment (30 Minute max)
7. New Business
 - a. ZOOM Meeting with Keith Marvin
 - b. Election of Chairman
 - c. Election of Vice Chairman
 - d. Election of Secretary
 - e. Annual review of Planning Commission Bylaws and Rules of Procedure
 - f. Cherry County Comprehensive Plan Status Update
 - g. Set Meeting Date and Time
8. Old Business
 - a. Discuss/Work on Comprehensive Plan
9. Communications
10. Reports and Recommendations
11. Excused Absence
12. Adjournment

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Cherry County Planning and Zoning Agenda



Planning Commission

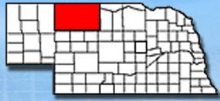
Cherry County Courthouse Meeting Room

365 N Main St. Valentine, NE

February 21, 2023 _____ **4:30 PM CT**

1. Open Meeting by Chairman
2. Roll Call
3. Announcement of Open Meetings Act Notice
4. Verify Proper Advertisement of Meeting
5. Approval of Minutes
6. Public Comment
7. New Business
 - a. Election of Chairman
 - b. Election of Vice Chairman
 - c. Election of Secretary
 - d. Discuss/Act Annual review of Planning Commission Bylaws and Rules of Procedure
 - e. Cherry County Comprehensive Plan Status Update
 - f. Discuss/Act Cherry County Comprehensive Plan Status Update as full page in Advertiser
 - g. Discuss/Act Subcommittee to review Zoning Regulations
 - h. Discuss Tentative summer meeting schedule and Town Halls
 - i. Set Meeting Date and Time
8. Old Business
 - a. Cherry County Comprehensive Plan Update
9. Communications
10. Reports and Recommendations
11. Excused Absence
12. Adjournment

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Cherry County Planning and Zoning Agenda



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CHERRY COUNTY PLANNING COMMISSION

Cherry County Courthouse Meeting Room

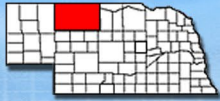
365 N Main St. Valentine, NE

April 4, 2023 _____ 4:30 PM CT

1. Open Meeting by Chairman
2. Roll Call
3. Announcement of Open Meetings Act Notice
4. Verify Proper Advertisement of Meeting
5. Approval of Minutes
6. Public Comment (30 Minute max)
7. New Business
 - a. Discuss/Work on Comprehensive Plan
 - b. Set Meeting Date and Time
8. Old Business
 - a.
9. Communications
10. Reports and Recommendations
11. Excused Absence
12. Adjournment

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CANCELED DUE TO WEATHER



Cherry County Planning and Zoning Agenda



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CHERRY COUNTY PLANNING COMMISSION

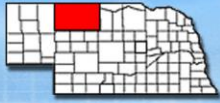
Cherry County Courthouse Meeting Room

365 N Main St. Valentine, NE

May 4, 2023_____ **4:30 PM CT**

1. Open Meeting by Chairman
2. Roll Call
3. Announcement of Open Meetings Act Notice
4. Verify Proper Advertisement of Meeting
5. Approval of Minutes
6. Public Comment (30 Minute max)
7. New Business
 - a. Discuss Cherry County Comprehensive Plan 2023 Draft
 - b. Set Meeting Date and Time
8. Old Business
 - a.
9. Communications
 - a. CUP 001/23 TK Angus Swine Facility Application
10. Reports and Recommendations
11. Excused Absence
12. Adjournment

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Cherry County Planning and Zoning Agenda



AGENDA

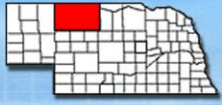
CHERRY COUNTY PLANNING COMMISSION

Cherry County Courthouse Court Room

365 N Main St. Valentine, NE

June 6, 2023 _____ 4:30 PM CT

1. Open Meeting by Chairman
2. Roll Call
3. Announcement of Open Meetings Act Notice
4. Verify Proper Advertisement of Meeting
5. Approval of Minutes from May 4, 2023
6. Public Hearing
 - a. Public Hearing on TK Angus Co. for a Confined Animal Feeding Operation of a swine finisher housing 4,999 head over 55lbs CUP#001/23 at 4:45 PM CT
 - b. Chairperson shall ask for proof of Publication
 - c. Chairperson shall ask Zoning Administrator TK Angus Co. for a Confined Animal Feeding Operation of a swine finisher housing 4,999 head over 55lbs CUP#001/23 application is complete
 - d. Chairperson shall ask for disclosure of any conflicts of interest on TK Angus Co. for a Confined Animal Feeding Operation of a swine finisher housing 4,999 head over 55lbs CUP#001/23
 - e. Chairperson shall ask for any disclosure of ex-parte communications by any member on TK Angus Co. for a Confined Animal Feeding Operation of a swine finisher housing 4,999 head over 55lbs CUP#001/23
 - f. Discuss/Act on TK Angus Co. for a Confined Animal Feeding Operation of a swine finisher housing 4,999 head over 55lbs CUP#001/23
7. New Business
 - a. Discuss/Act Location for Dates in August for Open Houses about Comprehensive Plan and Zoning Regulations
 - b. Set Meeting Date and Time with a Public Hearing on CUP 002/23 Marvin Miller
8. Old Business
 - a.
9. Communications
10. Reports and Recommendations
11. Excused Absence

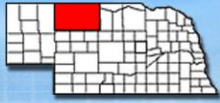


Cherry County Planning and Zoning Agenda



12. Adjournment

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Cherry County Planning and Zoning Agenda



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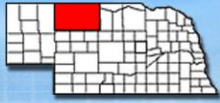
CHERRY COUNTY PLANNING COMMISSION

Cherry County Courthouse Court Room

365 N Main St. Valentine, NE

July 11, 2023 _____ 4:30 PM CT

1. Open Meeting by Chairman
2. Roll Call
3. Announcement of Open Meetings Act Notice
4. Verify Proper Advertisement of Meeting
5. Approval of Minutes from June 6, 2023
6. Public Hearing
 - a. Public Hearing on Marvin Miller for a welding and sharpening bandsaw blades for portable saws etc., also sharpening other tools for farmers and homeowners CUP#002/23 at 4:35 PM CT
 - b. Chairperson shall ask for proof of Publication
 - c. Chairperson shall ask Zoning Administrator Marvin Miller for a welding and sharpening bandsaw blades for portable saws etc., also sharpening other tools for farmers and homeowners CUP#002/23 application is complete
 - d. Chairperson shall ask for disclosure of any conflicts of interest on Marvin Miller for a welding and sharpening bandsaw blades for portable saws etc., also sharpening other tools for farmers and homeowners CUP#002/23
 - e. Chairperson shall ask for any disclosure of ex-parte communications by any member on Marvin Miller for a welding and sharpening bandsaw blades for portable saws etc., also sharpening other tools for farmers and homeowners CUP#002/23
 - f. Discuss/Act on Marvin Miller for a welding and sharpening bandsaw blades for portable saws etc., also sharpening other tools for farmers and homeowners CUP#002/23
 - g. Public Hearing on James Yoder for manufacturing of portable log cabins and kits CUP#003/23 at 5:00 PM CT
 - h. Chairperson shall ask for proof of Publication
 - i. Chairperson shall ask Zoning Administrator James Yoder for manufacturing of portable log cabins and kits CUP#003/23 application is complete

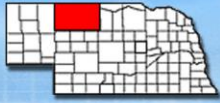


Cherry County Planning and Zoning Agenda



- j. Chairperson shall ask for disclosure of any conflicts of interest James Yoder for manufacturing of portable log cabins and kits CUP#003/23
- k. Chairperson shall ask for any disclosure of ex-parte communications by any member on James Yoder for manufacturing of portable log cabins and kits CUP#003/23
- l. Discuss/Act on James Yoder for manufacturing of portable log cabins and kits CUP#003/23
- 7. Public Comment (30 min maximum)
- 8. New Business
 - a. Discuss/Act Location for Dates in August for Open Houses about Comprehensive Plan and Zoning Regulations
 - b. Discuss Cherry County Zoning Regulations 2023 Draft
 - c. Set Meeting Date and Time
- 9. Old Business
 - a. Discuss/Act on TK Angus Co. for a Confined Animal Feeding Operation of a swine finisher housing 4,999 head over 55lbs CUP#001/23
- 10. Communications
- 11. Reports and Recommendations
- 12. Excused Absence
- 13. Adjournment

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Cherry County Planning and Zoning Agenda



AGENDA

CHERRY COUNTY PLANNING COMMISSION

Valentine Public Library Meeting Room

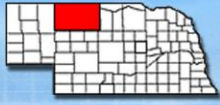
324 N Main St. Valentine, NE

August 1, 2023

4:30 PM CT

1. Open Meeting by Chairman
2. Roll Call
3. Announcement of Open Meetings Act Notice
4. Verify Proper Advertisement of Meeting
5. Approval of Minutes from July 11, 2023
6. Public Comment (30 min maximum)
7. New Business
 - a. Discuss Cherry County Zoning Regulations 2023 Draft
 - b. Set Meeting Date and Time
8. Old Business
 - a. Discuss/Act on TK Angus Co. for a Confined Animal Feeding Operation of a swine finisher housing 4,999 head over 55lbs CUP#001/23
9. Communications
10. Reports and Recommendations
11. Excused Absence
12. Adjournment

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Cherry County Planning and Zoning Agenda



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CHERRY COUNTY PLANNING COMMISSION

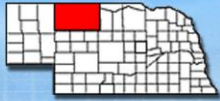
Courthouse Meeting Room

324 N Main St. Valentine, NE

August 15, 2023 _____ 4:30 PM CT

1. Open Meeting by Chairman
2. Roll Call
3. Announcement of Open Meetings Act Notice
4. Verify Proper Advertisement of Meeting
5. Approval of Minutes from July 11, 2023
6. Public Comment (30 min maximum)
7. New Business
 - a. Discuss Cherry County Zoning Regulations 2023 Draft
 - b. Set Meeting Date and Time
8. Old Business
 - a. Discuss/Act on TK Angus Co. for a Confined Animal Feeding Operation of a swine finisher housing 4,999 head over 55lbs CUP#001/23
9. Communications
10. Reports and Recommendations
11. Excused Absence
12. Adjournment

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Cherry County Planning and Zoning Agenda



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CHERRY COUNTY PLANNING COMMISSION

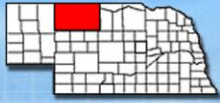
Courthouse Meeting Room

324 N Main St. Valentine, NE

September 12, 2023 _____ 4:30 PM CT

1. Open Meeting by Chairman
2. Roll Call
3. Announcement of Open Meetings Act Notice
4. Verify Proper Advertisement of Meeting
5. Approval of Minutes from August 15, 2023
6. Public Comment (30 min maximum)
7. New Business
 - a. Discuss Open Houses and Comprehensive Plan Draft
 - b. Set Meeting Date and Time with Public Hearing on CUP#004/23 Bow & Arrow Ranch LLC to establish a Conservation Easement to preserve the natural and agricultural values of the ranch
8. Old Business
9. Communications
10. Reports and Recommendations
11. Excused Absence
12. Adjournment

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Cherry County Planning and Zoning Agenda



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CHERRY COUNTY PLANNING COMMISSION

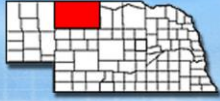
Cherry County Courthouse Meeting Room

365 N Main St. Valentine, NE

October 3, 2023 _____ **4:30 PM CT**

1. Open Meeting by Chairman
2. Roll Call
3. Announcement of Open Meetings Act Notice
4. Verify Proper Advertisement of Meeting
5. Approval of Minutes from August 15, 2023
6. Public Hearing
 - a. Public Hearing on CUP#004/23 Bow & Arrow Ranch LLC to establish a Conservation Easement to preserve the natural and agricultural values of the ranch at 4:35 PM CT
 - b. Chairperson shall ask for proof of Publication
 - c. Chairperson shall ask Zoning Administrator CUP#004/23 Bow & Arrow Ranch LLC to establish a Conservation Easement to preserve the natural and agricultural values of the ranch application is complete
 - d. Chairperson shall ask for disclosure of any conflicts of interest CUP#004/23 Bow & Arrow Ranch LLC to establish a Conservation Easement to preserve the natural and agricultural values of the ranch
 - e. Chairperson shall ask for any disclosure of ex-parte communications by any member on CUP#004/23 Bow & Arrow Ranch LLC to establish a Conservation Easement to preserve the natural and agricultural values of the ranch
 - f. Discuss/Act on CUP#004/23 Bow & Arrow Ranch LLC to establish a Conservation Easement to preserve the natural and agricultural values of the ranch
7. Public Comment (30 Minute Maximum)
8. New Business
 - a. Discuss Open Houses and Comprehensive Plan Update
 - b. Set Meeting Date and Time
9. Old Business
 - a.
10. Communications
11. Reports and Recommendations
12. Excused Absence
13. Adjournment

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Cherry County Planning and Zoning Agenda



AGENDA

CHERRY COUNTY PLANNING COMMISSION

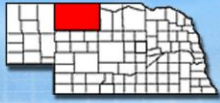
Cherry County Courthouse Meeting Room

365 N Main St. Valentine, NE

November 7, 2023 _____ **4:30 PM CT**

1. Open Meeting by Chairman
2. Roll Call
3. Announcement of Open Meetings Act Notice
4. Verify Proper Advertisement of Meeting
5. Approval of Minutes from October 3, 2023
6. Public Comment (30 Minute Maximum)
7. New Business
 - a. Discuss Comprehensive Plan Update
 - b. Discuss/Work on Zoning Regulations
 - c. Set Meeting Date and Time
8. Old Business
 - a. Discuss/Act on CUP#004/23 Bow & Arrow Ranch LLC to establish a Conservation Easement to preserve the natural and agricultural values of the ranch
9. Communications
10. Reports and Recommendations
11. Excused Absence
12. Adjournment

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Cherry County Planning and Zoning Agenda



AGENDA

CHERRY COUNTY PLANNING COMMISSION

Cherry County Courthouse Meeting Room

365 N Main St. Valentine, NE

December 5, 2023 _____ 4:30 PM CT

1. Open Meeting by Chairman
2. Roll Call
3. Announcement of Open Meetings Act Notice
4. Verify Proper Advertisement of Meeting
5. Approval of Minutes from November 7, 2023
6. Public Hearing
 - a. Public Hearing on CUP#005/23 Billie Brockley/Mike Wescott for a RV/Tent Camping Park at 4:30 PM CT
 - b. Chairperson shall ask for proof of Publication
 - c. Chairperson shall ask Zoning Administrator CUP#005/23 Billie Brockley/Mike Wescott for a RV/Tent Camping Park is complete
 - d. Chairperson shall ask for disclosure of any conflicts of interest CUP#005/23 Billie Brockley/Mike Wescott for a RV/Tent Camping Park
 - e. Chairperson shall ask for any disclosure of ex-parte communications by any member on CUP#005/23 Billie Brockley/Mike Wescott for a RV/Tent Camping Park
 - f. Discuss/Act on CUP#005/23 Billie Brockley/Mike Wescott for a RV/Tent Camping Park
7. Public Comment (30 Minute Maximum)
8. New Business
 - a. Discuss/Work on Zoning Regulations
 - b. Discuss/Act on a Subcommittee to work on the Zoning Regulations
 - c. Set Meeting Date and Time
9. Old Business
 - a.
10. Communications
11. Reports and Recommendations
12. Excused Absence
13. Adjournment

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