

Cherry County Planning and Zoning Minutes



CHERRY COUNTY PLANNING COMMISSION MINUTES

December 5, 2017

Cherry County Court House Meeting Room

The meeting was called to order at 4:03 pm CT, by Jim Buer, Chairman. Roll call was taken. The following members were in attendance: Jim Buer, Gary Swanson, Rob Lee, Albert Ericksen, John Wheeler, Herb Pabst, and Coby Billings. Lynell Stillwell and Todd Mathis were absent.

Also present were Ann Krueger, recorder, and several guests. The meeting was moved to the general conference room due to number of guests present.

The Open Meetings Act was noted. Public notice for the meeting was published in the November 15, 2017 and subsequent editions of Valentine Midland News. Minutes from the November 7, 2017 meeting were read.

A motion to approve the minutes as read was made by Herb. Albert seconded. Roll call vote was taken with all members voting in favor, and the motion carried unanimously.

Public Comment:

Guest Carolyn Semin was not present at the last meeting and wanted to personally thank the commissioners for their time and for sticking with the public to hear them out during this process.

A guest commented that he was proud of what the planning commission had done and wanted them to reiterate to the commissioners that the changes are being made for the adjacent landowners, and he thanked the commission because he is one of them.

Communications: Chairman Buer had some newspaper articles that he passed out to the commission for review.

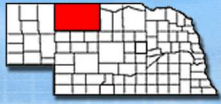
Old Business:

a. Review Zoning Regulations – this item of business refers primarily to solar energy and so new business was then discussed.

New Business:

a. Begin discussion of Solar Energy Section for Zoning Code

Gary handed out some literature regarding solar energy. Some were regulations on solar from Illinois. These regulations are for the commission to take home and study. There was another handout of regulations from Thomas County, which was more complicated. Gary also mentioned that there will be similar concerns with solar as to wind, and perhaps the setbacks and regulations already discussed for wind could be used. Two articles from the Omaha World Herald were discussed, one mentioning that OPPD wants to have 50% of energy from renewable sources. Another article was in reference towards new turbines going in Dixon County, where most of the power is going towards Facebook. Herb thought that Facebook was buying around 90% of it. Herb mentioned in Kimball County they are decommissioning 10 turbines in order to put up bigger and better ones. The company that is putting the new turbines up is paying for the decommissioning. The power lines and concrete will be reused. He also mentioned that Stanton County has voted wind turbine out completely. Herb has talked to many commissioners at various meetings he attends, and some counties did



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not have any zoning regulations on wind in place at all, which opened the doors for wind development companies to come in and start building.

Herb has read through Thomas County's solar regulations, and they seem restrictive. Jim mentioned he would like to be more involved in solar regulations, and would like to do more research.

Guest Jim Ducey mentioned that the planning commission needs to define further what the solar facility is, in regard to the height of the towers, etc. Chairman Buer said that this discussion is the beginning stages, and this is an informal conversation as of right now.

b. Meeting with Cherry County Commissioners – Chairman Buer and Albert Ericksen will plan attend the next Cherry County Commissioners meeting on December 12, 2017 and will ask to be put on the agenda for a time in the afternoon.

c. The next regular meeting was set for January 2, 2018 at 4:00 pm CT at the Cherry County Commissioners Meeting Room.

Public Hearings: No public hearings.

Reports and Recommendations: Chairman Buer recommended the commission spend time looking at solar regulations.

A motion to excuse Lynell Stillwell and Todd Mathis was made by Rob. Herb seconded. A roll call vote was taken with all in favor.

The meeting was adjourned by Chairman Buer at 4:45 pm CT.

Ann Krueger, Recorder

Guests included: Jim Ducey, Marion Rhoades, Merrial Rhoades, Twyla Witt, Carolyn Warren, Thomas Witt, Bob Stetter, LeRoy Semin, Franz Muller, Mike Welker, DeWayne Lancaster, Debby Galloway, Marla Colburn, Mark Burchfield, Phil Miller, Ann Warren, Carolyn Semin, Craig Miles and Stephen Moreland.