

# Cherry County Planning and Zoning Minutes



## CHERRY COUNTY PLANNING COMMISSION MINUTES

February 6, 2018

Cherry County Court House Meeting Room

The meeting was called to order at 4:02 pm CT, by Jim Buer, Chairman. Roll call was taken. The following members were present: Albert Ericksen, Coby Billings, Herb Pabst, John Wheeler, Todd Mathis, Gary Swanson, and Jim Buer. Also present were Merrial Rhoades, Jim Ducey, Gary Weaver, and Carolyn Semin was present for part of the meeting.

The Open Meetings Act was noted, as was the public notice that was in the Valentine Midland News pertaining to this meeting.

Minutes were read from the January 2<sup>nd</sup> meeting by Todd M. Herb P motioned to accept the minutes as read. John W. seconded. Roll call vote was taken. Coby B. and Todd M. abstained, and the other members voted in favor. The motion carried unanimously.

Public Comment:

Jim Ducey asked if any of the planning commission members were going to attend the Cherry County Commissioners hearing on February 7<sup>th</sup>. Herb P. had a discussion with Jim Ducey on this question. Jim B. was unsure if he would attend. Other planning commission members did not comment.

Communications: Jim B. read a letter from the Cherry County Commissioners reappointing Gary Swanson and Herb Pabst to the planning commission, terms to expire on 1/11/2021. Rob Lee asked not to be reappointed to planning commission as per Jim Buer's understanding. Cherry County Commissioners are looking for a replacement for Rob. There was a short discussion on including members' cell phone numbers on the sheet of planning commission members. All of the members' cell numbers are now included on the commission members listing.

Gary S. shared an article from the Omaha World Herald on theft of copper from Omaha Public Schools. Gary was making the commission aware that this is still an ongoing problem and may be a concern that will show up during decommissioning of some projects in the future.

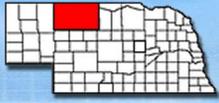
Old Business was tabled until later in the meeting so that Gary Weaver could give a report to the planning commission.

Gary Weaver reported the following:

- a. 2 building permits were approved in the last 30 days: Franz Muller received a building permit for a house and Dan Woodworth received a building permit for a garage.
- b. Planning Commission members received a handout for the Nebraska Planning and Zoning Association (NPZA) meeting that will be held in Kearney in March on the 7<sup>th</sup>, 8<sup>th</sup> and 9<sup>th</sup>.

Old Business:

Jim Buer shared solar regulations that he had received from Kearney, NE. Planning commission members also had solar regulations from Thomas County, NE, Knox County, IL, and Chisago County, MN. 30 minutes of discussion of what is needed for solar conversion regulations. Would solar panels used for ag purposes be exempt? What size solar farm would be required to meet certain regulations to setbacks and builder permits and fees. Many ideas and much discussion were had by the planning commission and others in the room. Jim Ducey added to the conversation, mentioning the Thurston County/Facebook solar project. No decisions were made for solar projects at this time.



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Planning commission members also compared zoning regulations from Custer County, NE to Cherry County's zoning regulations. On page 20, item 14 of the Custer County regulations it states: Other uses and structures determined by the Board of Supervisors to be comparable with the above stated conditional uses and consistent with the Intent of this zoning district. Cherry County does not have this verbiage in their zoning regulations. It may have been in Cherry County's regulations in the past but is not included in the regs at this time. Some of the planning commission members discussed what it would take to add this verbiage to Cherry County's regulations, on page 30 and make it item 18, and include it there. No action was taken on this idea at this meeting but will be discussed more in the future.

## New Business:

Discussion moved to the NPZA meeting, scheduled for March 6<sup>th</sup>, 7<sup>th</sup>, and 8<sup>th</sup>. Planning Commission members discussed who would attend if possible and what conference agenda items would be most beneficial to Cherry County Planning Commission members. Jim B. thought he may be able to attend the conference on Thursday.

## Election of Officers:

Herb P. moved to nominate Jim Buer to continue as Chairman. Albert E. seconded Herb's motion. Gary S. motioned to close nominations. John W. seconded Gary's motion. A roll call vote was taken. Coby, Todd, Herb, Gary, John and Albert all voted in favor and the motion carried.

Motion by Todd M. made for Herb P. to be Vice- Chairman. John W. seconded. A roll call vote was taken with Herb abstaining. The remaining members voted in favor and the motion carried.

Motion by Albert E. for Todd M. to be secretary, seconded by Herb P. A roll call vote was taken with Todd abstaining. The remaining members voted in favor and the motion carried.

The next regular meeting was set for Tuesday, March 6th, 2018 at 4:00 pm CT at the Cherry County Commissioners Meeting Room.

Excused Absences: A motion to excuse Lynell Stillwell and Rob Lee was made by Coby B. and seconded by Herb P. A roll call vote was taken with all members voting in favor. Motion carried unanimously.

The meeting was adjourned by Chairman Buer at 5:23 pm CT.

Todd Mathis, Secretary