



Cherry County Planning and Zoning Minutes



CHERRY COUNTY PLANNING COMMISSION MINUTES

APRIL 19, 2018

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 present: Coby Billings, Herb Pabst, John Wheeler, Todd Mathis, Gary Swanson, Lynell Stillwell, and Michael McLeod. Also present were Jim Ducey, Carolyn Semin, Marion Rhoades, Merrial Rhoades, Rita Rowan, Susan Hanna, Don Hanna, Kalli Kieborz and arriving later Kim Goodwin.

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

Jim B. introduced new board member Michael McLeod and Zoning Administrator Jessica Coyle to all present.

Minutes were read from the February 6th meeting by Zoning Administrator Jessica C. Herb P. made a motion to accept the minutes as read. John W. seconded. Roll call vote was taken. Lynell S. abstained, and the other members voted in favor. The motion carried unanimously.

The meeting was closed at 4:12 to open for Public Hearing CUP-001/18 Sharps Outfitters LLC for a Shower Bath.

Public comment was opened.

Rita Rowan, Wayne Sharp's daughter, spoke on putting a Handicap accessible Shower on the Niobrara River Corridor. She had a model of the building and the concession stand that would be added to the end of the shower at a later date. The New structure would be located North across the road from the current concession stand of a trailer. Rita stated that they would be willing to put in trees or berm to disguise the building.

Kalli Kieborz of Niobrara Council was there to report from their meeting held earlier in the afternoon on April 19, 2018. It was the recommendation of the council that is met their 50% dispatching with screening for a new development. They feel that it wouldn't deter from the ambiance of the river.

Jim Ducey urged Sharps to put trees in to help with cover.

Kalli Kieborz described the aerial and location of existing buildings and in comparison of trees to the new building.

Jim Ducey asked Rita if the model was going to be the color of the building.

Rita Rowan answered that the building is going to be green and brown to go with the ambiance.

Rita Rowan stated that the open part of the building would eventually have a wall on the North side to have more sheltered area to hold family reunions or host large groups and put a grill outside of the concession stand.

Jim Ducey asked if it would be suitable for a propane tank next to the river.

Kalli Kieborz said that it meets their standards and the current CUP covers it all to be built.

Jim B. asked if they are going to be busy.

Rita Rowan responded yes that their 30 RV plugins are booked for the weekends but not during the week. Customers are allowed to bring generators but they can only run until 9 or 10 PM.



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Jim B. asked the question of how long the current trailer for concessions has been in existence.

Rita Rowan responded with that it's been there since the 1980's. Her parents moved there in 1973 and their first campers were in 1975. She stated that her parents used to milk cows and have a 9 hole golf course. They didn't start getting any canoers until the early 1990's then there was the tubes and kayaks. She said last year they brought in the Big Bertha's lounging tubes and the customers really enjoyed them.

The Public Hearing was closed at 4:30 PM CT and the regular meeting was reopened.

The Planning Commission then discussed CUP-001/18. Jim B. said that it passed thru the zoning office and Niobrara Council. Colby brought to attention that the Cattle Country Easement was not applicable or included and why. Gary Weaver responded with it was not required because there was no change of use or ownership per Jim Edwards former zoning administrators advice. Herb asked if there was still any livestock on the property to which Rita stated only wildlife. Jim B. asked Todd M. to verify it in the Cherry County Comprehensive Plan, which it's located on page 15 Section D. Todd M. read aloud the section and concluded that there was no change in land so the Cattle Country Easement wasn't needed. Herb P. asked when construction would start on the building. Rita responded with an approved permit they would begin. Herb P. reiterated to Rita that they must break ground on construction with 90 days of approval.

Jim B. asked if any further discussion. Herb P. made a motion to approve CUP-001/18. Michael M. seconded. Roll call vote was taken and passed unanimously.

Jim B. informed Rita that of the process it now had to go on to the Cherry County Commissioners for their approval and that it has to be advertised 10 days in advance.

Excused Absences: A motion to excuse Albert Ericksen was made by Coby B. and seconded by Lynell.

The next regular meeting was set for Tuesday, May 1st, 2018 at 4:00 PM CT at the Cherry County Commissioners Meeting Room.

The Meeting was adjourned by Chairman Buer at 4:42 PM CT.

Jessica Coyle, Zoning Administrator

CORRECTED & APPROVED