



Cherry County Planning and Zoning Minutes



CHERRY COUNTY PLANNING COMMISSION MINUTES

September 18, 2018

CHERRY COUNTY COURTHOUSE CONFERENCE ROOM

The meeting was called to order at 4:02 PM CT by Chairman Herb Pabst. Roll call was taken. The following members were present: Coby Billings, Michael McLeod, Todd Mathis, Gary Swanson, and Albert Ericksen. Also present were Jessica Coyle, Zoning Administrator, and various members of the public.

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

Minutes were read from the August 7th meeting by Zoning Administrator Jessica C. Gary S. made a motion to accept the minutes as read with spelling and grammar corrected. Michael M. seconded the motion. Roll call vote was taken with those abstaining of Todd M. with a favorable vote by Coby B., Michael M., Gary S., and Albert E.

Communications:

Zoning Administrator Jessica C. provided copies of Jim Buer letter of resignation, proposals from Consultants for assistance in writing regulations, list of members with updates, Amendment filed by William Weller, a supplement to BSH of Kilgore application, information on fall NPZA workshop in Columbus October 10-11, and zoning permits approved.

Public Comment:

Written testimony was provided by Debbie Galloway. LeRoy Semin spoke to the board asking for them to conduct a study on the water as referred to in the Amendment filed by William Weller. LeRoy also suggested to the board to go back to meeting every 3 months.

Herb P. closed Public Comment at 4:30 PM.

Old Business:

Herb P. moved on as they aren't ready to discuss Solar Regulations for now.

New Business:

Orval Stahr was present to discuss what services he could provide for the Planning Commission in terms of writing Zoning regulations to include Solar and make necessary adjustments to current regulations in wind energy, livestock confined feeding and conservation easements, updating the Comprehensive plan so that it matches the Zoning Regulations and includes the Energy element and LB140 airport hazard zoning changes.

Gary S. Nominated Coby Billings to fulfill the vacancy as Vice Chairman of the Planning Commission until end of term. Michael M. 2nded. All in attendance voted in favor.

Chairman Herb P. made a motion to wait until the next meeting to discuss and act on the Quotes submitted for writing Zoning regulations. Motion failed.

Chairman Herb P. made a motion to act on the quotes tonight. All in attendance voted with an aye to act on the quotes tonight.

The board discussed amongst themselves the differences in the quotes provided by both Keith Marvin and Orval Stahr. Gary S. brought up the need for a consultant on all aspects of zoning. Michael M. made a motion to hire Orval Stahr to rewrite, reexamine and review the Comprehensive Plan, along with having Orval Stahr and Keith Marvin review the CUP from BSH of Kilgore. Motion was retracted by Michael M.



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Michael M. made a motion to hire Orval Stahr to reexamine and rewrite the zoning regulations including Solar and Comprehensive plan, with him reviewing the CUP submitted by BSH of Kilgore to current regulations on wind. Coby B. seconded the motion. Roll call vote Albert E., Gary S., Michael M., and Coby B. with yes and Todd M. with a no. Motion carried 4-1. Todd voted no as he doesn't feel that they need to do the Comprehensive Plan.

The board then directed to Zoning Administrator Jessica C., they would like to send a letter to Orval Stahr with the board's priorities for him moving forward.

The next meeting is scheduled for October 16th at 4:00 PM CT in the Auditorium at the Valentine Community High School with a Public Hearing set for 4:30 PM CT for the Amendment to Section 613 filed by Wayne Eatinger.

Excused Absence:

Gary S. made a motion to excuse John Wheeler from the meeting. Seconded by Michael M. Roll call vote was taken with all those in favor.

The meeting was adjourned by Chairman Pabst at 6:02 pm CT.

Jessica Coyle

Zoning Administrator

Corrected those names that were excused and removed Lynell Stillwell and Jim Buer.

APPROVED With Corrections