

Cherry County Planning and Zoning Minutes



CHERRY COUNTY PLANNING COMMISSION MINUTES

November 6, 2018

CHERRY COUNTY COURTHOUSE CONFERENCE ROOM

The meeting was called to order at 4:00 PM CT by Vice Chairman Coby Billings. Meeting was then moved due to size to the Cherry County Courtroom and reopened at 4:13 PM CT.

Roll call was taken. The following members were present: Coby Billings, Michael McLeod, Gary Swanson, John Wheeler and Dave Rogers. 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 September 18th meeting by Zoning Administrator Jessica C. Gary S. made a motion to accept the minutes as read with correction of only John Wheeler as an excused absence. Michael M. seconded the motion. Roll call vote was taken with those abstaining of John W. with a favorable vote by Coby B., Michael M., Gary S., and Dave R.

Communications:

Zoning Administrator Jessica C. provided copies of Todd Mathis letter of resignation, Orval Stahr letter on the Wayne Eatinger Amendment, an Article on the FCC Control on 5G, proposed changes to fees charged for zoning permits and applications, and zoning permits approved.

New Business:

The board delegated a Secretary for this meeting only with Gary Swanson volunteering and passing along the duties to the Zoning Administrator Jessica Coyle to record the minutes. Roll call vote was taken with a favorable vote by all in attendance.

Old Business: None

Public Hearing on the Amendment to Zoning Regulations filed by citizen Wayne Eatinger:

Coby Billings opened the Public Hearing at 4:30 PM CT.

Jessica C. Zoning Administrator handed the board a copy of the written testimony provided by Twyla Gallino prior to the hearing.

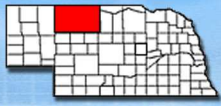
Written Testimony was received and recorded by Jessica C. Zoning Administrator from Craig Andresen, LeRoy Semin, Carolyn Semin, Gary Phipps, Wayne Eatinger, Glenda Phipps, Eve Millar, Tyler Rath, Craig Miles, Dave Hamilton, Bob Stetter, Lana Peterson, Ann Warren, Charlene Reiser-McCormick, Cleve Trimble, and Wanda Simonson.

Wayne Eatinger spoke on the petition submitted with the Amendment and how it affects the Sandhills plus the importance of the Planning Commission.

Craig Andresen spoke on the peer reviews he submitted into written testimony and his support for the Amendment.

LeRoy Semin quoted the Comprehensive Plan and his interpretation of said quotes that were submitted into written testimony in support of Amendment.

Carolyn Semin described the Sandhills with many adjectives and referenced a comparison to Lakeshore Drive in Chicago and Chimney Rock in support of Amendment.



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Mike Young compared the sales and size of Valentine to O'Neill regarding the recreation in the area in support of Amendment.

Wanda Simonsen spoke about her and her families support of the Amendment and that any decision should wait till after the new commissioner is in office.

Joy Miles read a letter submitted by Lana Peterson reviewing the impacts of the community and landowners quoting the Comprehensive plan and that the Comprehensive plan should be reviewed annually in support of Amendment.

Glenna Phipps supplied a copy of reports on the affect's turbines have on animals and sited examples from people who live next to them in support of the Amendment.

Eve Millar read a letter from Sylvia Fink in Webster County and that you can hear the turbines even over a mile away in support of the Amendment.

Ann Warren said that there's a problem in Cherry County with too many conflicts of interest and agendas and the she feels 1 person controls the Board of Commissioners vote. She recommended to the board tabling any decisions until a new commissioner is in office and supports the Amendment.

Craig Miles wanted to go on record that he opposes wind and supports the Amendment filed by Wayne Eatinger.

Jim Ducey said he supported the Amendment and Craig Miles statement and feels the board shouldn't vote until more members are present.

Tyler Rath shared an assessment he compiled on the Potential Impacts to the Endangered Whooping Crane as a Result of Proposed Industrial Renewable Energy Development in Cherry County in support of the Amendment.

Rick Weber spoke that he has done some research and feel that wind turbines will drop land value and that no neighbors have the right to devalue their neighbor's property in support of the Amendment.

Gary Phipps spoke about the effects on animals with turbines in support of the Amendment.

Melanie Coffman a Thomas County resident spoke about the R-project in support of the Amendment.

Ronda Kenner spoke of a friend from Lamar, CO and the health and livestock problems they have since wind turbines were built by them.

Bob Stetter spoke on the impact of turbines on the ill effects on economic development of the County and suggested the board recommend to the commissioners to adopt the Amendment.

Sherri Bacon spoke on the decommissioning of the turbines and how its going to be enforced when the easements are transferred to a foreign country in support of the Amendment.

Cleve Trimble spoke in support of the Amendment and how turbines will affect the golf course.

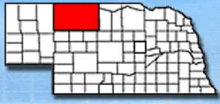
Dave Hamilton spoke against the Amendment and that this is a stall tactic and that change is difficult to accept.

Brock Moreland spoke as a 5th generation rancher in support of the Amendment that the land in the Sandhills isn't good for much of anything besides cattle and that wind isn't reliable for turning windmills.

Charlene Reiser-McCormick spoke in support of the Amendment stating that turbines don't bring in jobs long term and that there was a rise in crime during the time they were built around Broken Bow.

Jim and Gail Herrmann stated that are both in support of the Amendment.

Vice Chairman Billings closed the Public Hearing at 6:10 PM CT.



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New Business:

Discuss and Act on Amendment

Michael M. made a motion to table the vote on the Amendment to Section 613 filed by Wayne Eatinger until next meeting. John W. seconded. Roll call vote all in favor.

The next meeting is scheduled for December 4th at 4:00 PM CT in the Cherry County Court Room with a Public Hearing set for 4:30 PM CT for the Amendment to Section 613 filed by William Weller and Discuss and Act on Amendment to Section 613 filed by Wayne Eatinger.

Reports and Recommendation:

Jessica C. reported that the contract with Orval Stahr hasn't been approved and signed by the County Commissioners.

Excused Absence:

John W. made a motion to excuse Herb Pabst and Albert Ericksen from the meeting. Seconded by Gary S. Roll call vote was taken with all those in favor.

The meeting was adjourned by Vice Chairman Billings at 6:35 pm CT.

Jessica Coyle

Zoning Administrator

APPROVED