

# Cherry County Planning and Zoning Minutes



CHERRY COUNTY PLANNING COMMISSION MINUTES

SPECIAL MEETING

May 28, 2019

CHERRY COUNTY COURTHOUSE CONFERENCE ROOM

The Special meeting was called to order at 4:00 PM CT by Chairman Gary Swanson in advertised location of the Cherry County Courthouse Conference Room.

Roll call was taken. The following members were present: Dave Rogers, Chelsea Luthy, Michael McLeod, Duane Kime, Gary Swanson, John Wheeler, 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 May 7 meeting. Duane K. made a motion to accept the minutes as read. Michael M. seconded the motion. Roll call vote was taken. Dave R.-Yes, Chelsea L.-Yes, Michael M.-Yes, Duane K.-Yes, Gary S.-Yes, John W.-Yes, and Albert E.-Yes. Motion carried 7-0.

Public Hearing on CUP 004/19 John Schuele for Golf Course with Associated Structures

Chairman Swanson opened the Public Hearing at 4:12 PM CT as it was advertised to start at 4:00 PM CT. Gary Swanson asked Jessica Coyle, Zoning Administrator if the application was complete with her responding yes.

Merrial Rhoades recommended approval of the application as it would benefit the entire county with the business it would bring.

John Schuele addressed the board and told them about the project of an 18-hole golf course with structures that would house 48 total bedrooms. He is guessing that it will be completed in 3 years due to weather and golf architect's schedule. It will create 30-40 jobs and is projected to be a \$7-8 million total project. They expect to have 180-200 members with part of the dues going to scholarships of no less than \$40,000 a year total. Currently they have 10 investors all from Nebraska and would like at least 2 more. The buildings and course won't be seen from HWY 97 due to the grade, but all buildings will blend and compliment the surroundings. John also stated that the tentative name is The Ranch.

Anne Sawyer Vaughn requested a copy of the map from applicant and John Schuele provided her with one.

Twyla Witt feels that it will be great for tourism and notoriety for Cherry County.

Chairman Swanson closed the Public Hearing on CUP 004/19 John Schuele at 4:30 PM CT.

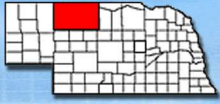
Discuss and Act on CUP 004/19 John Schuele for Golf Course with Associated Structures

Duane K. asked John Schuele to explain to the board and show on the map the layout of the course, roads, and buildings.

Duane K. made a motion to accept and recommend approval of CUP 004/19 John Schuele for Golf Course with Associated Structures aka The Ranch. Albert E. seconded the motion. Roll call vote was taken. Dave R.-Yes, Chelsea L.-Yes, Michael M.-Yes, Duane K.-Yes, Gary S.-Yes, John W.-Yes, Albert E.-Yes. Motion carried 7-0.

Public Comment

There was only one member who spoke during this time.



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## Communications:

Zoning Administrator gave the board a copy of the tentative agenda for the June 4<sup>th</sup> meeting and copy of the notices on the BSH Kilgore Application.

## Reports and Recommendation:

Chairman Swanson reported that the County Attorney wouldn't be providing any recommendation to the Planning Commission on the BSH Kilgore Application.

Duane K. stated that he feels the board needs to make sure to stick with the advertised 3 minutes of testimony on the upcoming Public Hearing for BSH Kilgore.

## Excused Absence:

Michael M. made a motion to excuse Wade A. and Herb P. from the meeting. Seconded by Duane K. Roll call vote was taken. Dave R.-Yes, Chelsea L.-Yes, Michael M.-Yes, Duane K.-Yes, Gary S.-Yes, John W.-Yes, Albert E.-Yes. Motion carried 7-0.

Chairman Swanson made a motion to adjourn the meeting at 5:04 PM CT.

Jessica Coyle

Zoning Administrator

APPROVED