

Cherry County Planning and Zoning Minutes



CHERRY COUNTY PLANNING COMMISSION MINUTES

September 10, 2019

CHERRY COUNTY COURTHOUSE CONFERENCE ROOM

The 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, Wade Andrews, Michael McLeod, Duane Kime, Herb Pabst, Gary Swanson, and Albert Ericksen. Absent was Chelsea Luthy. 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.

Approval of Minutes

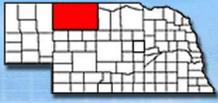
Duane K. made a motion to approve the minutes from the August 6th meeting. Albert E. seconded the motion. Roll call vote was taken. Dave R.-Yes, Chelsea L.-Absent, Wade A.-Yes, Michael M.-Yes, Duane K.-Yes, Herb P.-Yes, John W.-Abstain, Gary S.-Yes, and Albert E.-Yes. Motion carried 7-1.

Chelsea L. joined the meeting at 4:04 PM CT.

New Business:

Discuss and Act on Keith Marvin of Marvin Planning Associates assistance on Comprehensive Plan and Zoning Regulations

Keith Marvin was available by video conference to discuss him taking over for Orval Stahr as consultant for updating the Comprehensive Plan and Zoning Regulations for Cherry County. Keith stated that he could incorporate all of Orval's information to date, but would make minor formatting changes. Keith showed the board an example of Knox County's Comprehensive Plan so they could see his layout. Keith stated that he would expand the environmental section to include soil survey and include maps on the different soils to show building issues that could arise. Gary S. asked Keith if he would be willing to come and attend some meetings with the public in other parts of the county. Keith stated that he could work in some additional trips. Keith quoted a price of between \$16,000 and \$18,000 to complete both the Comprehensive Plan and Zoning Regulations. Chelsea L. asked how Keith could make the Comprehensive Plan unique to Cherry County. Keith stated that the environmental section, maps and county facilities and services plan would be more than 1 chapter, plus he would include a hazards mitigation plan that would need to be reviewed every 5 years. Keith also stated that there would be a more detailed land use plan as well. Herb P. asked if Keith could use newer census data than 2010. Keith said that they could use estimates from 2017 or ag census data from 2012 but they would only be estimates. Gary S. asked Keith about his review of the Planning Commission Bylaws that Orval had presented. Keith had sent to the Zoning Administrator a copy of the Bylaws with his changes to include that any vote must be a majority of the board overall not those in attendance and would take out the allowing to vote via phone or video conference. Keith did tell the board that an option to save money would be to do some of the meeting via video conference like using tonight. Keith also told the board that should they recommend his hiring he would get in contact with Jason Stahr, Orval's son in charge of his estate, to get all the information Orval had to date. Keith stated that his schedule would work to be attend their meetings the 1st Tuesday of the month. The board ended to video conference so that they could discuss further. Duane K. stated that he has no problem with Keith Marvin and agrees with the changes made to the Bylaws. Wade A. asked why Orval was hired over Keith originally and was informed that Orval had wrote the original Comprehensive Plan. Chelsea L. made a motion to recommend to the Commissioners the approval of Keith Marvin of Marvin Planning Associates to fulfill the rest of Orval Stahr's contract on the Comprehensive Plan and Zoning



Cherry County Planning and Zoning Minutes



Regulations. Duane K. seconded the motion. Roll call vote was taken. Dave R.-No, Chelsea L.-Yes, Wade A.-Yes, Michael M.-Yes, Duane K.-Yes, Herb P.-Yes, John W.-Yes, Gary S.-Yes, and Albert E.-Yes. Motion carried 8-1.

Public Comment:

Various members of the public spoke during this time.

Old Business:

Discuss and Act on Planning Commission Bylaws and Rules of Procedure

The board discussed the changes that Keith Marvin suggested and if a response had been received from the County Attorney. The County Attorney hadn't responded as of the date of the meeting. No action taken.

Reviewing of Components of Comprehensive Plan and Proposed Future Land Use

The board discussed the changes Keith Marvin had presented in the video conference. No action taken.

New Business:

Set the date for the next meeting of October 1, 2019 at 4:00 PM CT in the Cherry County Courthouse Meeting Room.

Communications

Gary S. brought to the attention of the board the comments that Orval Stahr had given the Commissioners on the BSH Kilgore CUP 003/18 application. John W. and Chelsea L. thought that there were items that Orval hadn't included in the document that were discussed at the Planning Commissions Public Hearing.

Reports and Recommendations

Duane K. reported on his travels to Iowa and Dallas, TX, that of the wind turbines he seen either all were turning or none. He did say that he only saw 1 with a blade missing but met tons of semitruck convoys hauling blades.

Excused Absence:

None as Chelsea L. joined the meeting after roll call.

Chairman Swanson adjourned the meeting at 5:25 PM CT.

Jessica Coyle

Zoning Administrator