

Cherry County Planning and Zoning Minutes



CHERRY COUNTY PLANNING COMMISSION MINUTES

August 3, 2021

CHERRY COUNTY COURTHOUSE CONFERENCE ROOM

The meeting was called to order at 4:32 PM CT by Chairman Wade Andrews in advertised location of the Cherry County Courthouse Conference Room.

Roll call was taken. The following members were present: Wade Andrews, Duane Kime, Sherri Bacon, John Lee, Albert Ericksen, and Gary Swanson. Absent was Dave Rogers and Michael McLeod with a vacancy. Also present were Jessica Coyle, Zoning Administrator, Keith Marvin, 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 June 8, 2021 meeting. Sherri B. seconded the motion. Roll call vote was taken. Dave R.-Absent, Wade A.-Yes, Michael M.-Absent, Duane K.-Yes, Sherri B.-Yes, Gary S.-Yes, John L.-Yes, and Albert E.-Yes with a vacancy. Motion carried 6-0.

New Business:

Discuss Updates on Comprehensive Plan with Keith Marvin

Keith Marvin was present an updated Comprehensive Plan. He introduced the board to his assistant Mason Herman. Keith presented a current land use map and a future land use map that would dictate the Zoning Regulations. He presented the board with some options of zoning districts. The board advised they think keeping the zoning districts similar to current would be best.

Public Hearing

Public Hearing at 4:45 PM CT on CUP 001/21 Gregory Nollette RV Campsite with bathroom/shower house

Chairman Andrews opened the Public Hearing on CUP 001/21 Gregory Nollette RV Campsite with bathroom/shower house at 4:48 PM CT. Chairman Andrews asked applicant to speak on the application. Greg Nollette stated he's a co-owner of Niobrara Valley Vineyard a destination winery. He stated they want to add the RV Campsite to provide a place for people to come and stay at the winery. He feels this will be an asset to the business with their wine tastings. Greg also stated that they are looking into expanding their tasting room with a dining area to serve food.

No comments were made by the public.

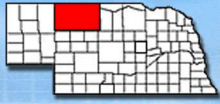
Sherri B. asked Sheila Higen if she was concerned of the traffic as her house is located off the same road. Shelia said she isn't concerned at all. Sheila stated that those who come are very respectful of the area.

John L. asked Greg if the sites were going to have electrical hookups. Greg said that half will have electrical.

Sherri B. asked Greg to clarify on the drawing what HH mean. Greg said that it stands for a Harvest Host site where the public can park and explore without a cost or any amenities.

Chairman Andrews closed the Public Hearing on CUP 001/21 Gregory Nollette RV Campsite with bathroom/shower house at 5:00 PM CT.

Discuss and Act on CUP 001/21 Gregory Nollette RV Campsite with bathroom/shower house



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There was no discussion among the board. Duane K. made a motion to recommend approval of CUP 001/21 Gregory Nollette RV Campsite with bathroom/shower house. Albert E. seconded. Roll Call vote was taken. Dave R.-Absent, Wade A.-Yes, Michael M.-Absent, Duane K.-Yes, Sherri B.-Yes, Gary S.-Yes, John L.-Yes, and Albert E.-Yes with a vacancy. Motion carried 6-0.

New Business

Discuss Updates on Comprehensive Plan with Keith Marvin

Discussion continued with Keith Marvin on the Future Land Use plan. They discussed a trans agricultural district around the villages in the county.

Discuss Updates with Margaret Byfield via ZOOM

Margaret Byfield joined the meeting via ZOOM at 5:12 PM CT. Margaret went over the memo sent prior to the meeting. Margaret said she'd like to see the Comprehensive Plan and Natural Resources Plan become one document. Her memo outlined her ideas of how to join the two documents. Sherri B. stated she'd like to see language on Conservation Easements similar to Brown County's Regulations. Margaret went over somethings the board needs to review closely when moving ahead that was included in her memo too.

Keith and Margaret are going to try to have a meeting between themselves so they can work together on a combining the Comprehensive Plan and Natural Resources documents. Keith is going to create a map like Margaret suggested showing county, state, and federal lands within the county.

Set the date for the next meeting of October 5, 2021 at 4:30 PM CT in the Cherry County Courthouse Meeting Room.

Old Business:

Discuss Act on Planning Commission Bylaws

Board discussed some changes, and no action was taken.

Public Comment:

No members from the public spoke during this time.

Communications:

Zoning Administrator shared with the board the NPZA Conference registration and that the date for early is September 1.

Reports and Recommendations

None

Excused Absence:

Duane K. made a motion to excuse Dave Rogers and Michael McLeod from the meeting. John L. seconded the motion. Roll call vote was taken. Dave R.-Absent, Wade A.-Yes, Michael M.-Absent, Duane K.-Yes, Sherri B.-Yes, Gary S.-Yes, John L.-Yes, and Albert E.-Yes with a vacancy. Motion carried 6-0.

Chairman Andrews adjourned the meeting at 6:14 PM CT.

Jessica Coyle

Zoning Administrator