



Cherry County Planning and Zoning Minutes



CHERRY COUNTY PLANNING COMMISSION MINUTES

November 9, 2021

CHERRY COUNTY COURTHOUSE CONFERENCE ROOM

The meeting was called to order at 4:30 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, Michael McLeod, Dave Rogers, Sherri Bacon, Chris Gentry, Albert Ericksen, and Gary Swanson. Absent was John Lee and Duane Kime. 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

Gary S. made a motion to approve the minutes from the October 5, 2021 meeting. Albert E. seconded the motion. Roll call vote was taken. Dave R.-Yes, Chris G.-Abstain, Wade A.-Yes, Michael M.-Abstain, Duane K.-Absent, Sherri B.-Yes, Gary S.-Yes, John L.-Absent, and Albert E.-Yes. Motion carried 5-2.

Public Hearing on CUP 002/21 The Prairie Club for Homestead Cabin and guesthouses closest to main lodge

Chairman Andrews opened the public hearing on CUP 002/21 The Prairie Club for Homestead Cabin and guesthouses closest to main lodge at 4:35 PM CT. Roger Brashear spoke on behalf of the Prairie Club explaining the application and the need for more lodging for guests. Michael M. asked if this would cause any courses to close and Roger stated no it wouldn't affect them. Albert E. asked why the guest houses are staggered and Roger explained that it is for privacy reasons of the guests. Sherri B. asked why the homestead wasn't considered a residence. Zoning Administrator Coyle explained that it's not a residence as it's a rented lodge to guests. Roger also addressed the boards concerns of the septic and water stating that each building will have their own systems. Chairman Andrews closed the Public Hearing on CUP 002/21 The Prairie Club for Homestead Cabin and guesthouses closest to main lodge at 4:50 PM CT.

Discuss and Act on CUP 002/21 The Prairie Club for Homestead Cabin and guesthouses closest to main lodge

The board had no discussion. Albert E. made a motion to recommend approval of CUP 002/21 The Prairie Club for Homestead Cabin and guesthouses closest to main lodge. Sherri B. seconded the motion. Roll call vote was taken. Dave R.-Yes, Chris G.-Yes, Wade A.-Yes, Michael M.-Yes, Duane K.-Absent, Sherri B.-Yes, Gary S.-Yes, John L.-Absent, and Albert E.-Yes. Motion carried 7-0.

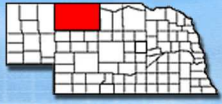
New Business:

Discuss Updates on the Comprehensive Plan with Keith Marvin and Margaret Byfield

The board had a ZOOM conference with Keith Marvin and Margaret Byfield on the status of the Comprehensive Plan. Keith reported that all the changes the board had requested the Zoning Administrator send to him after the October meeting were complete. Keith also stated that he feels they can incorporate the Natural Resources Plan, Comprehensive Plan and the 30x30 Resolution into one document with the state statutes and state application of Conservation Easements. Keith said he'd have chapters to Margaret for her to start reviewing by early next week. Margaret asked how many chapters could be done for the board to have prior to the December meeting. Keith stated 3 chapters should be done. Keith is going to try to make the December meeting.

Set the date for the next meeting of December 7, 2021 at 4:30 PM CT in the Cherry County Courthouse Meeting Room.

Old Business:



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Discuss Act on Planning Commission Bylaws

There has been no response from the County Attorney concerning these after the Zoning Administrator sent them via email. Chairman Andrews and Gary S. are going to make an appointment to visit with him prior to the next meeting. There was some discussion amongst the board members about the numbers of votes need to approve any agenda items. No action was taken.

Public Comment:

Various members of the public spoke.

Communications:

None

Reports and Recommendations

Sherri B. was stating she thinks we need to do a mailer about the updates we are doing to the Comprehensive Plan and Zoning Regulations. Gary S. stated that they had discussed a survey to get the publics input but didn't make any decisions about it yet.

Excused Absence:

Albert E. made a motion to excuse Duane Kime and John Lee from the meeting. Chris G. seconded the motion. Roll call vote was taken. Dave R.-Yes, Chris G.-Yes, Wade A.-Yes, Michael M.-Yes, Duane K.-Absent, Sherri B.-Yes, Gary S.-Yes, John L.-Absent, and Albert E.-Yes. Motion carried 7-0.

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

Jessica Coyle

Zoning Administrator

APPROVED