

# Cherry County Planning and Zoning Minutes



CHERRY COUNTY PLANNING COMMISSION MINUTES

February 21, 2017

APPROVED

Cherry County Court House Meeting Room

The meeting was called to order at 4:05 P.M., CST, by Vice-Chairman Herb Pabst. Roll call was taken. The following members were in attendance: Rob lee, Gary Swanson, Herb Pabst, Lynell Stillwell, Todd Mathis, and Albert Erickson. Also present was Cherry County Zoning Administrator, Joel Mundorf, and several guests.

The Open Meetings law posted in the meeting room was noted. Minutes from the January 3, 2017 meeting were read. Gary moved to accept the minutes as read. Todd seconded the motion. All members voted to approve.

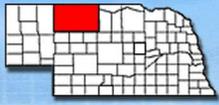
Communications: Gary announced that the NPZA Planning Conference will be held in Kearney on March 8-10. He recommended to members and guests that sessions would be informative and valuable for networking. Anyone can attend.

The previously scheduled Planning Commission meeting set for February 7<sup>th</sup> was not held due to conflicting ads in the newspaper. Also, the previously scheduled Public Hearing for the Verizon CUP application was rescheduled for March because the Verizon representative could not be present for this meeting.

In regard to the County Commissioners' request that we confer with area fire chiefs: Rob contacted Terry Engel, Todd Rothleutner, and Craig O'Keefe. They would be willing to answer questions at a future meeting. It was suggested that Rob also speak with Shane Keller of Purdum. The firemen's annual mutual aid meeting will be held later this spring, at which time all could be contacted. Planning Commission's questions will be concerning what requirements, if any, are needed in our regulations relating to WECS. This decision should be made by the area fire departments.

Old Business: Gary talked with Betty in the County Assessor's office about the effect of wind turbines on property valuation. The County will be doing a full-fledged assessment in O'Neill in March. He was assured that they would know something about valuation in that area in April. The assessor's office provided a study completed in 2013, prepared for the Office of Energy Efficiency and Renewable Energy Wind and Water Power Technologies Office, U.S. Department of Energy, by authors Hoen, Brown, Jackson, Wisner, Thayer, and Cappers of the Berkeley National laboratory, which revealed very little evidence of wind turbines affecting home sales.

Also, in the interest of the discussion, Gary referred to the Nebraskaland Magazine, of November 2016. An article featuring a UNL study conducted by Professor Powell and graduate students focused on the effects of wind turbines on prairie chickens. Sound was measured around the WECS to complete the study, and Gary thought this data should be of interest to us. Possibly Professor Powell and the students would answer some questions for us.



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Gary purchased a decimeter, a basic hands-on way to become familiar with the process of measuring sound.

A review of the Lancaster County Health Department Recommendations revealed that very little conclusive evidence exists on the potential health risks of wind turbine sound; however, their recommendations were to require a reduction of dBA (sound decibels) in their regulations. Sound decibels, setbacks, and attention to precise wording of existing regulations will be considered as we draw closer to our assigned work on this project.

New Business: Election of 2017 officers. Rob nominated Jim Buer as chairman. Gary seconded the nomination. Roll call vote showed all in favor.

Herb Pabst was nominated as Vice-Chairman by Gary Swanson. Rob seconded. Roll call vote: Rob, yes; Todd, yes; Albert, yes; Herb, no (with grin); Lynell, yes; Gary, yes.

Rob nominated Lynell as secretary, to substitute in taking minutes in the absence of an appointed recorder. Albert seconded the motion. Roll call vote showed all in favor.

The next meeting was set for March 7, 2017 at 4:00 P.M., CST, with Public Hearing for Verizon CUP 01-17 to follow at 4:30 P.M.

Gary moved that the absences of Coby Billings, Jim Buer, and John Wheeler be excused. Rob seconded. All voted in favor.

The meeting was adjourned by vice-chairman, Herb Pabst, at 5:07 P.M., CST.

Lynell Stillwell, Secretary

Guests included: Merrial Rhoades, Twyla Witt, Ann Warren, Carolyn Semin, Bree DeNaeyer, Jim Herrmann, Gail Herrmann, and Gary Garvin.