

Cherokee County Planning Commission

Minutes for June 3, 2026

CONVENE

Chairman Brett Warstler called the scheduled meeting of the Cherokee County Planning Commission (the Commission) to order at 6:00 p.m. on Wednesday, June 3, 2026, in the break room of the Cherokee County Courthouse. Commissioner Commons opened the meeting with prayer.

ROLL CALL

Chairman Warstler conducted roll call. Present were Chairman Brett Warstler, Vice-Chair John Lopp, and Commission members Scott Boyes, Randy Commons and Roger Draeger.

Also attending were Secretary Lorie Johnson, County Attorney Kurt Benecke, Commissioner Cory Moates and Mel Hass.

REVIEW OF 5/6/2026 MEETING MINUTES

Upon review of the minutes from the May 6th, 2026 meeting, Commissioner Lopp moved to approve the minutes as presented. Commissioner Boyes seconded the motion. Motion passed 5-0.

REVIEW OF 5/19/2026 JOINT MEETING MINUTES

Upon review of the minutes from the May 19th, 2026 joint meeting with the Cherokee County Board of Commissioners, Commissioner Lopp moved to approve the minutes as presented. Commissioner Boyes seconded the motion. Motion passed 5-0.

OLD BUSINESS

Reminder of Public Hearing

Chairman Warstler reminded the Commission that the Public Hearing for the Comprehensive Plan will be held on Wednesday, June 10, 2026 at 6:00 in the Courtroom. This will be a formal meeting so that action can be taken on the Comprehensive Plan if they choose to do so.

Review of By-Laws regarding order of Public Hearings:

The Commission reviewed Article 5, Section 3 of the By-Laws, and determined that a list of speakers would be obtained at the door, and speakers would be limited to 3-5 minutes, depending on number of speakers. Secretary Johnson will utilize a timer to ensure all are given equal time. Additional copies of the Comprehensive Plan will be provided for attendees to review.

NEW BUSINESS

Election of officers:

Chairman Warstler opened the floor for nominations for Chair. Commissioner Boyes nominated Brett Warstler for Chairman. Commissioner Commons seconded the nomination. Commissioners Lopp, Boyes, Commons and Warstler voted in the affirmative. Commissioner Draeger abstained. Motion passed.

Chairman Warstler opened the floor for nominations for Vice-Chair. Commissioner Commons nominated John Lopp as Vice-Chair. Commissioner Boyes seconded the nomination. Commissioners Warstler, Lopp, Commons and Boyes voted in the affirmative. Commissioner Draeger abstained. Motion passed.

Review of By-Laws:

According to the By-Laws, the Commission is to prepare and submit an annual budget to the Cherokee County Board of Commissioners. Chairman Warstler and Secretary Johnson will draft a budget and present it to the Commission at the July 1 meeting.

Chairman Warstler noted that the Planning Commission is only required to meet once every three months, not every month as was previously indicated to the Commission. Additionally, the Commission confirmed with County Attorney Kurt Benecke that the Cherokee County Board of Commissioners does not have to sign off on the By-Laws.

Concerns were raised regarding existing requirements for publication of the meeting agenda. Suggestions were made to change the requirements for publication from 7 days prior to a regularly scheduled meeting to 48 hours prior. The requirement for 12 hours notification prior to a special meeting would remain the same. The Commission will discuss the suggested change at the July 1 meeting.

Moratorium:

Commissioner Lopp made the motion to recommend that the Cherokee County Board of Commissioners extend the existing moratorium by six months from the current expiration date. Commissioner Boyes seconded the motion. Commissioners Warstler, Lopp, Commons and Boyes voted yes. Commissioner Draeger voted no. Motion passed.

Confluence Invoice:

Commissioner Boyes moved to approve Confluence Invoice #34746 (PR 12) in the amount of \$6299.95, and request payment approval by the Cherokee County Board of Commissioners. Commissioner Commons seconded the motion. The motion passed 5-0.

ADJOURNMENT

Commissioner Commons moved to adjourn the meeting. Commissioner Boyes seconded the motion. Motion passed unanimously.

ATTEST: Resolved and ordered this 1st day of July, 2026.

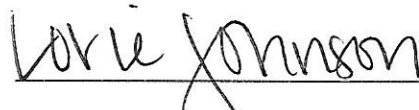

Brett Warstler, Chair


John Lopp, Vice-Chair

Roger Draeger, Planning Commissioner 1


Randy Commons, Planning Commissioner 3


Scott Boyes, Planning Commissioner 4


Lorie Johnson, Secretary