

Cherokee County Planning Commission

Minutes for March 4, 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, March 4, 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, Counselor Addison Tucker, Mel Hass, and Commissioner Cory Moates.

REVIEW OF 2/4/26 MEETING MINUTES

Upon review of the minutes from the February 4, 2026 meeting, Commissioner Lopp moved to approve the minutes as presented. Commissioner Boyes seconded the motion. Motion passed unanimously.

OLD BUSINESS

Meeting Dates: Chairman Warstler verified the intended dates, time, and locations provided by Confluence to host the public open houses to review the draft of the Comprehensive Plan, and asked for a vote of the board to approve the following:

March 16, Columbus Community Building, 4:30 – 6:30
March 17, Grace Community Church of Riverton, 4:30 – 6:30
March 19, First Christian Church of Baxter, 4:30 – 6:30

Commissioner Lopp moved to approve the dates, times and locations as presented by Confluence. Commissioner Boyes seconded the motion. Motion passed unanimously. Secretary Johnson will notify Confluence of the approval.

Zoning Cost Proposal: Confluence reported to be in the process of collaborating with attorneys who specialize in zoning and conditional use permits. If Confluence is able to complete a proposal before the April meeting, a special meeting may need to be called.

Floodplain Ordinance: A copy of the existing ordinance was shared with the Board.

Draft Plan: A bound copy of the draft of the Comprehensive Plan was provided to the Board, Counselor Tucker, Secretary Johnson, and Mel Hass. Chairman Warstler invited the Board to discuss any comments, concerns, or questions they had regarding the draft. Commissioner

Draeger pointed out that PFAS was not addressed in the draft plan, despite it being raised as a concern previously. Cherokee County Commissioner Moates shared comments from Denali regarding the uses, components, and residuals of the biofertilizer they are delivering to Cherokee County. Commissioner Lopp suggested adding PFAS to the existing moratorium. Counselor Tucker advised the Board to hold off on any action until she had time to do some additional research. Chairman Warstler indicated that he would have a conversation with Confluence regarding the concerns of biofertilizers and PFAS not being included in the draft.

Commissioner Draeger also raised concerns with the lack of a plan to attract and support business in the draft. County Commissioner Moates and Chairman Warstler indicated that the Cherokee County Economic Development Committee was already in place to provide supports for new and existing businesses. Counselor Tucker also reminded the Board that the Comprehensive Plan is broad, and its purpose is to lay groundwork and outline goals for the county.

NEW BUSINESS

Confluence Invoices: Commissioner Lopp moved to pay Invoice 34040 (PR #9) in the amount of \$9300.00. Commissioner Boyes seconded the motion. Prior to the vote, concerns were raised on the progress of the Comprehensive Plan in comparison to what has been paid. After some discussion regarding a potential peer review, Mel Hass offered to consult with David Foster to see if their firm would consider a peer review. Additional concerns were later raised regarding the information presented to the Board being relevant to Cherokee County. At the conclusion of those discussions, the motion on the table passed 3-2. Commissioners Warstler, Commons and Boyes voting yes, and Commissioners Lopp and Draeger voting no.

ADJOURNMENT

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

ATTEST: Resolved and ordered this 1st day of April, 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