Niobrara County Planning & Zoning Commission Meeting
Tuesday, September 8, 2026
Niobrara County Courthouse- Commissioners' Room
Lusk, WY

Chairman James Kruse called the meeting to order at 2:30 p.m. on September 8, 2026.

Roll call was taken, and members present were James Kruse, Marilyn Nelson, Brian Zerbe, Heather Irvine-Goddard, and Sena Pearson. County Clerk Becky L. Freeman was also present.

Mike Noonan with Aspen Consulting was in the audience.

Agenda- Brian moved to approve the September 8, 2026, agenda. Sena seconded, and the motion carried.

Minutes- Marilyn moved to approve the minutes of the June 9, 2026, meeting. Sena seconded, and the motion carried.

James opened the floor to public comment. Mr. Noonan asked if there was an update on the review.

Old Business- Marilyn reported that the group met on June 22, 2026, at 8:30 a.m. to review the legal draft manual analysis.

New Business- Heather moved to schedule the next work sessions for September 15 and September 30, 2026, from at 1:00 p.m. to 4:00 p.m. on both dates. Topic to include, but not be limited to, continued review of the draft legal analysis, as well as updating forms and fees. Marilyn seconded, and the motion carried.

Chairman Remarks- James reported receiving correspondence from a company with an existing special use permit. The company planned to make updates to its site and requested confirmation of whether any additional permits were required.

James also reported that an individual had contacted him about rezoning property. Heather stated that she had spoken with the individual and clarified that the proposed transaction was an agricultural-to-agricultural property exchange.

There being no further business, Heather moved to adjourn the meeting at 2:48 p.m. Brian seconded, and the motion carried.

NIOBRARA COUNTY PLANNING AND ZONING COMMISSION

STATE OF WYOMING COUNTY CLERK COUNTY OF NIOBRARA

Attest:

Becky L. Freeman

Jame Kruse, Chairman

Sena Pearson
Vice Chairman

Becky L. Freeman, Clerk to the Planning & Zoning Board