

Thomas County Planning Commission
Meeting Minutes
May 7, 2015

The Thomas County Planning Commission convened in open and public session at 7:30 p.m., May 7, 2015 in the courtroom in the Thomas County Courthouse, Thedford, NE. Members present were Lemoyne Dailey, Carolyn Warren, Wayne Rodocker, Jim Swisher, and Mark Nutter. Absent were Robert Childers, George Mintle, Larry Haake, and Jim Purdum. Also present were Thomas County Zoning Administrator Lorissa Hartman, Jay Jones, Russ DeNaeyer, Pam Moody, Mike Moody, Miles Maseberg and Tim Chancellor.

Chairman Nutter declared quorum present.

Chairman Nutter stated public meeting guidelines are posted as required by law, copies are available if requested.

Notice of meeting was given by publication in the Thomas County Herald on April 30, 2015.

Motion made by Warren and second by Rodocker to adopt the May 7, 2015 meeting agenda. Roll call vote: Ayes – Dailey, Warren, Rodocker, Swisher, and Nutter. Nays – none. Absent – Mintle, Haake, Purdum, Childers. Motion carried.

Motion made by Rodocker and second by Dailey to approve the October 23, 2014 regular meeting minutes as published in the Thomas County Herald on October 30, 2014. Roll call vote: Ayes – Warren, Rodocker, Swisher, Nutter, Dailey. Nays – none. Absent: Mintle, Haake, Purdum, Childers. Motion carried.

Chairman Nutter recessed the regular meeting at 7:34 p.m. to open the public hearing.

Jay Jones addressed the board about changing the Commercial District Zoning Regulations to allow mobile home parks. Wayne Rodocker, Tim Chancellor, Miles Maseberg, Mike Moody, Pam Moody and Russ DeNaeyer addressed the board about changing the setback requirements for Livestock Confinement facilities.

Chairman Nutter closed the public hearing at 8:31 p.m.

Motion made by Swisher and second by Rodocker to change 5.44 Permitted Special Uses in the Commercial District to allow mobile home parks as a Special Use Permit. Roll call vote: Ayes – Warren, Rodocker, Swisher, Nutter, Dailey. Nays – none. Absent – Haake, Purdum, Mintle, Childers. Motion carried.

Motion made by Rodocker and second by Swisher to change Special Use Permit 6.4 Distance requirements to:

Facility A – 0 miles, Facility B – 2 miles, Facility C – 3 miles, Facility D – 4 miles, Facility E – 5 miles

Roll call vote: Ayes – Rodocker, Swisher, Nutter, Dailey, Warren. Nays – none. Absent – Haake, Purdum, Childers, Mintle. Motion carried.

Motion made by Dailey and second by Warren to recommend re-appointing George Mintle, Carolyn Warren and Wayne Rodocker to the Thomas County Planning Commission. Roll call vote: Ayes – Swisher, Nutter, Dailey, Warren. Nays – Rodocker. Absent – Haake, Purdum, Swisher, Mintle. Motion carried.

Motion made by Swisher and second by Dailey to retain the same officers for 2015. Chairman Mark Nutter, Vice Chairman Carolyn Warren and Secretary Wayne Rodocker.

Roll call vote: Ayes – Swisher, Nutter, Dailey, Warren, Rodocker. Nays – none. Absent – Purdum, Childers, Mintle, Haake. Motion carried.

Discussion was held on reviewing the Zoning Regulations. No action taken at this time.

No other Public comment.

Motion made by Rodocker and second by Dailey to adjourn the meeting. Roll call vote: Ayes – Swisher, Nutter, Dailey, Warren, Rodocker. Nays – none. Absent – Purdum, Childers, Haake, Mintle. Motion carried.

Meeting adjourned at 9:01 p.m.

Lorissa Hartman

Thomas County Zoning Administrator

Thomas County Planning Commission
Meeting Minutes
June 18, 2015

The Thomas County Planning Commission convened in open and public session at 7:44 p.m., June 18, 2015 in the Commissioners meeting room in the Thomas County Courthouse, Thedford, NE. Members present were Mark Nutter, Bob Childers, Lemoyne Dailey, Larry Haake, and Jim Swisher. Absent were George Mintle, Carolyn Warren, Al Atkins and Jim Purdum. Also present were Thomas County Zoning Administrator Lorissa Hartman, Jay Jones, Richard Jameson, Tammi Jameson, and Miles Maseberg.

Chairman Nutter declared quorum present.

Chairman Nutter stated public meeting guidelines are posted as required by law and copies are available, if requested.

Notice of meeting was given by publication in the Thomas County Herald on June 4, 2015.

Motion made by Dailey and second by Haake to adopt the June 18, 2015 regular meeting agenda. Ayes- Childers, Dailey, Haake, Swisher, and Nutter. Nays – none. Absent – Mintle, Warren, Atkins, and Purdum. Motion carried.

Motion made by Haake and second by Childers to approve the May 7, 2015 regular meeting minutes as published in the Thomas County Herald on May 21, 2015. Ayes – Dailey, Haake, Swisher, Nutter and Childers. Nays – none. Absent – Mintle, Warren, Atkins, and Purdum. Motion carried.

Chairman Nutter recessed the regular meeting at 7:46 p.m. to open the public hearing.

Jay Jones and Richard Jameson addressed the board about their application for adding a mobile home to the NE1/4SW1/4 Section 10, Township 23 North, Range 28 West. The reason is to add more housing in the area.

No other comments or concerns were heard at this time.

Chairman Nutter closed the public hearing at 7:50 p.m.

Motion made by Swisher and second by Dailey to recommend approval of the Special Use Permit Application of Jay Jones and Richard Jameson. Roll call vote: Ayes – Haake, Swisher, Nutter, Childers, and Dailey. Nays – none. Absent – Mintle, Warren, Atkins and Purdum. Motion carried.

Miles Maseberg presented the board with a request to increase the animal unit numbers for Facility B & Facility C. The current animal units for Facility B is 301 to 1,500 animal units with a setback requirement of 2 miles. The current animal units for Facility C is 1,501 to 5,000 animal units with a setback requirement of 3 miles. Maseberg asked to consider changing the Facility B animal units to 301 to 2,500 with a 2 mile setback and Facility C animal units to 2,501 to 5,000 animal units with a 3 mile setback.

Motion made by Haake and second by Swisher to proceed with a public hearing to change the Zoning Regulations for Animal Units for Facility B and Facility C. Roll call vote: Ayes – Haake, Swisher, Nutter, Childers, and Dailey. Nays – none. Absent – Warren, Atkins, Purdum and Mintle. Motion carried.

The Zoning Administrator will schedule a hearing.

Discussion was also held on updating our Zoning Regulations to include wind farms. The Zoning Administrator will contact Kurt Arganbright to get this started.

Chairman Nutter adjourned the meeting at 8:10 p.m.

Lorissa Hartman
Thomas County Zoning Administrator

Thomas County Planning Commission
Meeting Minutes
July 20, 2015

The Thomas County Planning Commission convened in open and public session at 7:42 p.m., July 20, 2015 in the Commissioners meeting room in the Thomas County Courthouse, Thedford, NE. Members present were Bob Childers, Lemoyne Dailey, Carolyn Warren, Alan Atkins, and Jim Purdum. Also present were Thomas County Zoning Administrator Lorissa Hartman, Miles Maseberg, Tim Chancellor, Travis Collier and Ann Collier.

Vice Chairman Warren declared a quorum present.

Vice Chairman Warren stated public meeting guidelines are posted as required by law and copies are available, if requested.

Notice of meeting was given by publication in the Thomas County Herald on July 9, 2015.

Board member Nutter arrived at 7:44 p.m.

Motion made by Dailey and second by Atkins to adopt the July 20, 2015 regular meeting agenda. Roll call vote: Ayes – Childers, Dailey, Warren, Atkins, Purdum and Nutter. Nays – none. Absent – Mintle, Haake, Swisher. Motion carried.

Motion made by Dailey and second by Warren to approve the June 18, 2015 meeting minutes as published in the Thomas County Herald on June 25, 2015. Roll call vote: Ayes – Dailey, Warren, Atkins, Purdum, Nutter, and Childers. Nays – none. Absent – Mintle, Haake, Swisher. Motion carried.

Board member Mintle arrived at 7:48 p.m.

Chairman Nutter recessed the regular meeting to open the public hearing at 7:45 p.m.

Discussion was held on increasing the Animal Units allowed for Facility B & C. This would continue to allow anyone wishing to build a hog confinement the size of Maseberg's or Collier's to still build in Thomas County.

Discussion also included the setback requirements of the county for confinement operations.

Chairman Nutter closed the public hearing at 8:06 p.m.

Motion made by Warren and second by Mintle to change the Animal Units for Facility B to 301 to 2,500 and for Facility C Animal Units to be 2,501 to 5,000. Roll call vote: Ayes – Mintle, Warren, Atkins, Purdum, Nutter, Childers, Dailey. Nays – none. Absent – Haake, Swisher. Motion carried.

Discussion was then held on what the distance requirements for confinement facilities for the same owners. The board asked the Zoning Administrator to check with surrounding counties about what they had set for distance requirements and will also check with the DEQ if they have any requirements.

Discussion on changing the Zoning Regulations to include wind turbines. The Zoning Administrator will check with Attorney Kurt Arganbright on the updates to the manual.

Chairman Nutter adjourned the meeting at 8:35 p.m.

Lorissa Hartman

Thomas County Zoning Administrator

Thomas County Planning Commission
Meeting Minutes
July 20, 2015

The Thomas County Planning Commission convened in open and public session at 7:42 p.m., July 20, 2015 in the Commissioners meeting room in the Thomas County Courthouse, Thedford, NE. Members present were Bob Childers, Lemoyne Dailey, Carolyn Warren, Alan Atkins, and Jim Purdum. Also present were Thomas County Zoning Administrator Lorissa Hartman, Miles Maseberg, Tim Chancellor, Travis Collier and Ann Collier.

Vice Chairman Warren declared a quorum present.

Vice Chairman Warren stated public meeting guidelines are posted as required by law and copies are available, if requested.

Notice of meeting was given by publication in the Thomas County Herald on July 9, 2015.

Board member Nutter arrived at 7:44 p.m.

Motion made by Dailey and second by Atkins to adopt the July 20, 2015 regular meeting agenda. Roll call vote: Ayes – Childers, Dailey, Warren, Atkins, Purdum and Nutter. Nays – none. Absent – Mintle, Haake, Swisher. Motion carried.

Motion made by Dailey and second by Warren to approve the June 18, 2015 meeting minutes as published in the Thomas County Herald on June 25, 2015. Roll call vote: Ayes – Dailey, Warren, Atkins, Purdum, Nutter, and Childers. Nays – none. Absent – Mintle, Haake, Swisher. Motion carried.

Board member Mintle arrived at 7:48 p.m.

Chairman Nutter recessed the regular meeting to open the public hearing at 7:45 p.m.

Discussion was held on increasing the Animal Units allowed for Facility B & C. This would continue to allow anyone wishing to build a hog confinement the size of Maseberg's or Collier's to still build in Thomas County.

Discussion also included the setback requirements of the county for confinement operations.

Chairman Nutter closed the public hearing at 8:06 p.m.

Motion made by Warren and second by Mintle to change the Animal Units for Facility B to 301 to 2,500 and for Facility C Animal Units to be 2,501 to 5,000. Roll call vote: Ayes – Mintle, Warren, Atkins, Purdum, Nutter, Childers, Dailey. Nays – none. Absent – Haake, Swisher. Motion carried.

Discussion was then held on what the distance requirements for confinement facilities for the same owners. The board asked the Zoning Administrator to check with surrounding counties about what they had set for distance requirements and will also check with the DEQ if they have any requirements.

Discussion on changing the Zoning Regulations to include wind turbines. The Zoning Administrator will check with Attorney Kurt Arganbright on the updates to the manual.

Chairman Nutter adjourned the meeting at 8:35 p.m.

Lorissa Hartman

Thomas County Zoning Administrator

Thomas County Planning Commission
Meeting Minutes
September 9, 2015

The Thomas County Planning Commission convened in open and public session at 7:33 p.m., September 9, 2015 in the Commissioners meeting room in the Thomas County Courthouse, Thedford, NE. Members present were Mark Nutter, Bob Childers, Carolyn Warren, Al Atkins and Jim Purdum. Also present were Thomas County Zoning Administrator Lorissa Hartman, Orval & Judy Moninger, Walter Collier, Travis Collier and Lori Hall.

Chairman Nutter declared a quorum.

Chairman Nutter stated public meeting guidelines are posted as required by law and copies are available, if requested. Notice of meeting was given by publication in the Thomas County Herald on August 27, 2015.

Motion made by Atkins and second by Warren to adopt the September 9, 2015 agenda. Roll call vote: Ayes – Childers, Warren, Atkins, Purdum, Nutter. Nays – none. Absent – Dailey, Mintle, Haake, Swisher. Motion carried.

Motion made by Warren and second by Childers to approve the July 20, 2015 regular meeting minutes as published in the Thomas County Herald on July 30, 2015. Roll call vote: Ayes – Warren, Atkins, Purdum, Nutter, Childers. Nays – none. Absent – Dailey, Mintle, Haake, Swisher. Motion carried.

Chairman Nutter recessed the regular meeting at 7:35 p.m. to open the public hearing.

Member Lemoyne Dailey arrived at 7:38 p.m.

Member George Mintle arrived at 7:41 p.m.

Applicant #1: Orval & Judy Moninger permit for a special use permit to build a home in a Rural Conservation District were reviewed and discussed.

Applicant #2: Walter, Rebecca and Travis Collier permit to enlarge a finishing yard for cattle in a Rural Conservation District were reviewed and discussed.

No public comment during the hearing was heard.

Chairman Nutter closed the public hearing at 7:49 p.m.

Motion made by Atkins and second by Purdum to recommend approval of the application filed by Orval & Judy Moninger to the Thomas County Board of Commissioners. Roll call vote: Ayes – Mintle, Warren, Atkins, Purdum, Nutter, Childers, Dailey. Nays – none. Absent – Swisher, Haake. Motion carried.

Motion made by Dailey and second by Warren to recommend approval of the application filed by Walter, Rebecca and Travis Collier to the Thomas County Board of Commissioners. Roll call vote: Ayes – Warren, Atkins, Purdum, Nutter, Childers, Dailey, Mintle. Nays – none. Motion carried.

The board discussed setback requirements and Livestock Friendly status. The board will need to meet again the end of September to have a hearing on a special use permit filed by Jay Jones and Richard Jameson. Lorissa is to contact Kurt Arganbright and Warren Arganbright and see what dates work for them to attend the next meeting and discuss the updates to the Zoning Regulations.

Chairman Nutter adjourned the meeting at 8:02 p.m.

Lorissa Hartman

Thomas County Zoning Administrator

Thomas County Planning Commission
Meeting Minutes
September 9, 2015

The Thomas County Planning Commission convened in open and public session at 7:33 p.m., September 9, 2015 in the Commissioners meeting room in the Thomas County Courthouse, Thedford, NE. Members present were Mark Nutter, Bob Childers, Carolyn Warren, Al Atkins and Jim Purdum. Also present were Thomas County Zoning Administrator Lorissa Hartman, Orval & Judy Moninger, Walter Collier, Travis Collier and Lori Hall.

Chairman Nutter declared a quorum.

Chairman Nutter stated public meeting guidelines are posted as required by law and copies are available, if requested. Notice of meeting was given by publication in the Thomas County Herald on August 27, 2015.

Motion made by Atkins and second by Warren to adopt the September 9, 2015 agenda. Roll call vote: Ayes – Childers, Warren, Atkins, Purdum, Nutter. Nays – none. Absent – Dailey, Mintle, Haake, Swisher. Motion carried.

Motion made by Warren and second by Childers to approve the July 20, 2015 regular meeting minutes as published in the Thomas County Herald on July 30, 2015. Roll call vote: Ayes – Warren, Atkins, Purdum, Nutter, Childers. Nays – none. Absent – Dailey, Mintle, Haake, Swisher. Motion carried.

Chairman Nutter recessed the regular meeting at 7:35 p.m. to open the public hearing.

Member Lemoyne Dailey arrived at 7:38 p.m.

Member George Mintle arrived at 7:41 p.m.

Applicant #1: Orval & Judy Moninger permit for a special use permit to build a home in a Rural Conservation District were reviewed and discussed.

Applicant #2: Walter, Rebecca and Travis Collier permit to enlarge a finishing yard for cattle in a Rural Conservation District were reviewed and discussed.

No public comment during the hearing was heard.

Chairman Nutter closed the public hearing at 7:49 p.m.

Motion made by Atkins and second by Purdum to recommend approval of the application filed by Orval & Judy Moninger to the Thomas County Board of Commissioners. Roll call vote: Ayes – Mintle, Warren, Atkins, Purdum, Nutter, Childers, Dailey. Nays – none. Absent – Swisher, Haake. Motion carried.

Motion made by Dailey and second by Warren to recommend approval of the application filed by Walter, Rebecca and Travis Collier to the Thomas County Board of Commissioners. Roll call vote: Ayes – Warren, Atkins, Purdum, Nutter, Childers, Dailey, Mintle. Nays – none. Motion carried.

The board discussed setback requirements and Livestock Friendly status. The board will need to meet again the end of September to have a hearing on a special use permit filed by Jay Jones and Richard Jameson. Lorissa is to contact Kurt Arganbright and Warren Arganbright and see what dates work for them to attend the next meeting and discuss the updates to the Zoning Regulations.

Chairman Nutter adjourned the meeting at 8:02 p.m.

Lorissa Hartman

Thomas County Zoning Administrator

Thomas County Planning Commission
Meeting Minutes
October 21, 2015

The Thomas County Planning Commission convened in open and public session at 7:24 p.m., October 21, 2015 in the Commissioners meeting room in the Thomas County Courthouse, Thedford, NE. Members present were Mark Nutter, Bob Childers, Carolyn Warren, Al Atkins, and Jim Swisher. Absent – George Mintle and Larry Haake. Board member Lemoyne Dailey arrived at 7:33 p.m. and member Jim Purdum arrived at 7:52 p.m. Also present during the meeting were Zoning Administrator Lorissa Hartman and Deputy County Attorney Kurt Arganbright.

Chairman Nutter declared a quorum present.

Chairman Nutter stated public meeting guidelines are posted as required by law and copies are available, if requested. Notice of meeting was given by publication in the Thomas County Herald on October 15, 2015.

Motion made by Atkins and second by Childers to adopt the October 21, 2015 agenda. Roll call vote: Ayes – Childers, Warren, Atkins, Swisher, Nutter. Nays – none. Absent – Dailey, Mintle, Haake, Purdum. Motion carried.

Motion made by Atkins and second by Swisher to approve the September 9, 2015 meeting minutes as published in the Thomas County Herald on September 17, 2015. Roll call vote: Ayes – Warren, Atkins, Swisher, Nutter, Childers. Nays – none. Absent – Dailey, Mintle, Haake, Purdum. Motion carried.

Chairman Nutter recessed the regular meeting at 7:27 p.m. to open the public hearing.

Public hearing held on application for special use permit filed by Richard Jameson and Jay Jones to add Mobile home #3 and #4 to the NE1/4SW1/4 of Section 10, Township 23, Range 28 West. No public comment offered during the hearing. Board reviewed the application.

Chairman Nutter closed the public hearing at 7:33 p.m.

Motion made by Swisher and second by Atkins to recommend approval of the Special Use Permit of Richard Jameson and Jay Jones. Roll call vote: Ayes – Warren, Atkins, Swisher, Nutter, Childers, Dailey. Nays – none. Absent- Haake, Mintle. Motion carried.

Board discussed with Kurt Arganbright about changes or additions to the Thomas County Zoning Regulations. Discussion was held on Livestock Friendly designation for the county. Decision was made on not pursuing this designation at this time.

Wind Energy discussion followed. The board decided that Thomas County should add a section to the Zoning Regulations to address wind energy. Items of concern discussed were Noise, Flicker shadow, Bond for removal of turbine in the future, setback requirements, and density.

Solar Energy was also discussed along with the need to review the Comprehensive Plan. The board asked that Kurt and Lorissa research these concerns and have suggestions for the board at a meeting to be held around the first of December.

Motion made by Atkins and second by Dailey to adjourn the meeting. Roll call vote: Atkins, Swisher, Purdum, Nutter, Childers, Dailey. Nays – none. Absent-Haake, Mintle. Motion carried.

Meeting adjourned at 8:23 p.m.

Lorissa Hartman
Thomas County Zoning Administrator

Thomas County Planning Commission
Meeting Minutes
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Chairman Nutter declared a quorum present.

Chairman Nutter stated public meeting guidelines are posted as required by law and copies are available, if requested. Notice of meeting was given by publication in the Thomas County Herald on October 15, 2015.

Motion made by Atkins and second by Childers to adopt the October 21, 2015 agenda. Roll call vote: Ayes – Childers, Warren, Atkins, Swisher, Nutter. Nays – none. Absent – Dailey, Mintle, Haake, Purdum. Motion carried.

Motion made by Atkins and second by Swisher to approve the September 9, 2015 meeting minutes as published in the Thomas County Herald on September 17, 2015. Roll call vote: Ayes – Warren, Atkins, Swisher, Nutter, Childers. Nays – none. Absent – Dailey, Mintle, Haake, Purdum. Motion carried.

Chairman Nutter recessed the regular meeting at 7:27 p.m. to open the public hearing.

Public hearing held on application for special use permit filed by Richard Jameson and Jay Jones to add Mobile home #3 and #4 to the NE1/4SW1/4 of Section 10, Township 23, Range 28 West. No public comment offered during the hearing. Board reviewed the application.

Chairman Nutter closed the public hearing at 7:33 p.m.

Motion made by Swisher and second by Atkins to recommend approval of the Special Use Permit of Richard Jameson and Jay Jones. Roll call vote: Ayes – Warren, Atkins, Swisher, Nutter, Childers, Dailey. Nays – none. Absent- Haake, Mintle. Motion carried.

Board discussed with Kurt Arganbright about changes or additions to the Thomas County Zoning Regulations. Discussion was held on Livestock Friendly designation for the county. Decision was made on not pursuing this designation at this time.

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Motion made by Atkins and second by Dailey to adjourn the meeting. Roll call vote: Atkins, Swisher, Purdum, Nutter, Childers, Dailey. Nays – none. Absent-Haake, Mintle. Motion carried.

Meeting adjourned at 8:23 p.m.

Lorissa Hartman
Thomas County Zoning Administrator