

Thomas County Planning Commission
Meeting Minutes
September 7, 2016

The Thomas County Planning Commission convened in open and public session at 4:01 p.m., September 7, 2016 in the courtroom of the Thomas County Courthouse, Thedford, NE. Members present were Larry Haake, Alan Atkins, Carolyn Warren, Lemoyne Dailey, Bob Childers, and Mark Nutter. Board member George Mintle arrived at 4:03 p.m. Board member Jim Purdum arrived at 4:27 p.m. Absent were Jim Swisher. Also present were Zoning Administrator Lorissa Hartman, Deputy County Attorney Kurt Arganbright, Sheriff Gary Eng and concerned citizens.

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 August 25, 2016.

Motion made by Atkins and second by Dailey to adopt the September 7, 2016 agenda. Roll call vote: Ayes – Haake, Atkins, Warren, Mintle, Dailey, Childers, Nutter. Nays – none. Absent – Swisher, Purdum. Motion carried.

Motion made by Haake and second by Atkins to approve the August 17, 2016 meeting minutes as published in the Thomas County Herald on August 25, 2016. Roll call vote: Ayes – Haake, Atkins, Warren, Mintle, Dailey, Childers, Nutter. Nays – none. Absent – Purdum, Swisher. Motion carried.

Chairman Nutter began the process of going through each item number of the proposed wind energy section.

Discussion was held on setback requirements from property lines and dwellings/buildings, establishing designated scenic areas, decommissioning plans, application process and fee, waste disposal, roads, bridges, culverts, auto gates, drainage systems, land reclamation, ground water testing, soil testing, elevations, easements, vibrations and discussion followed on Solar energy and placing the same set back requirements as what is suggested for Wind Energy. Kurt Arganbright will make the requested changes and then the board will schedule another meeting to review.

The Thomas County Board of Commissioners requested that the Planning Commission make a more specific recommendation for the moratorium requested.

Motion made by Haake and second by Mintle to amend the recommendation to Thomas County Board of Commissioners that they place a one year moratorium or until regulations are in place on commercial wind energy, commercial transmission lines and commercial solar energy. Roll call vote: Ayes – Atkins, Warren, Mintle, Dailey, Childers, Nutter, Purdum, Haake. Nays – none. Absent – Swisher. Motion carried.

Motion made by Atkins and seconded by Haake to adjourn the meeting. Ayes – all. Nays – none. Absent – Swisher. Motion carried.

Meeting adjourned at 7:09 p.m.

Lorissa Hartman
Thomas County Zoning Administrator

Thomas County Planning Commission
Regular Meeting
October 18, 2016

The Thomas County Planning Commission meeting scheduled for Tuesday, October 18, 2016 at 4:00 p.m., present were Planning Commission members Carolyn Warren, Alan Atkins and Bob Childers. Also present were County Attorney Kurt Arganbright, Zoning Administrator Lorissa Hartman, Sheriff Gary Eng, Lisa Eng, Pam Moody and Twyla Witt. It was noted that no quorum was present. Meeting adjourned at 4:25 p.m.

Lorissa Hartman
Thomas County Zoning Administrator

Thomas County Planning Commission
Meeting Minutes
December 12, 2016

The Thomas County Planning Commission convened in open and public session at 4:08 p.m., December 12, 2016 in the courtroom of the Thomas County Courthouse, Thedford, NE. Members present were Mark Nutter, Bob Childers, Lemoyne Dailey, George Mintle, Carolyn Warren, Alan Atkins. Board member Larry Haake arrived at 4:10 p.m. and board member Miles Maseberg arrived at 4:14 p.m. Absent was board member Jim Purdum. Also present were Zoning Administrator Lorissa Hartman, County Attorney Kurt Arganbright, Sheriff Gary Eng and Twyla Witt.

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 December 1, 2016.

Motion made by Atkins and second by Warren to adopt the December 12, 2016 agenda. Roll call vote: Ayes – Childers, Dailey, Mintle, Warren, Atkins, Nutter. Nays – none. Absent – Haake, Maseberg, Purdum. Motion carried.

Motion made by Warren and second by Atkins to approve the September 7, 2016 meeting minutes as published in the Thomas County Herald on September 15, 2016. Roll call vote: Ayes – Dailey, Mintle, Warren, Atkins, Haake, Nutter, Childers. Nays – none. Absent – Maseberg, Purdum. Motion carried.

Motion made by Warren and second by Childers to approve the October 18, 2016 meeting minutes as published in the Thomas County Herald on October 27, 2016. Roll call vote: Ayes – Mintle, Warren, Atkins, Haake, Nutter, Childers, Dailey. Nays – none. Absent – Maseberg, Purdum. Motion carried.

The board reviewed the wind energy and solar energy regulations to make changes as needed. Changes were made to the setback requirements for solar energy. The board also discussed the moratorium language they would like the Commissioners to pass.

Motion made by Dailey and second by Warren to recommend the Thomas County Board of Commissioners put a one year moratorium in place, or until zoning regulations are in place, for Commercial Wind Energy and Commercial Solar Energy. Roll call vote: Ayes – Warren, Atkins, Haake, Maseberg, Nutter, Childers, Dailey, Mintle. Nays – none. Absent – Purdum. Motion carried.

No revisions suggested for the Thomas County Comprehensive Plan.

Discussion was had on the board members with terms expiring. Larry Haake and Miles Maseberg have agreed to stay on the board. Jim Purdum was absent from the meeting so the Zoning Administrator will contact him and find out his plans. George Mintle presented his resignation from the board with a suggestion for Judy Rath to replace him. The next Board of Commissioners meeting will be on December 20th and these suggestions will be placed on the agenda.

County Attorney Kurt Arganbright will make the suggested changes to the regulations and then a Public Hearing will be scheduled for the Planning Commission to hear public comment on the changes.

Motion made by Childers and second by Warren to adjourn the meeting. Roll call vote: Ayes- all. Nays – none. Absent – Purdum. Motion carried.

Meeting adjourned at 6:30 p.m.

Lorissa Hartman
Thomas County Zoning Administrator