

Thomas County Planning Commission  
Meeting Minutes  
February 21, 2018

The Thomas County Planning Commission convened in open and public session at 2:02 p.m., February 20, 2018 in the courtroom of the Thomas County Courthouse, Thedford NE. Members present were Mark Nutter, Lemoyne Dailey, Carolyn Warren, Alan Atkins, Larry Haake, Miles Maseberg, Judy Rath arrived at 2:03 p.m. Absent were Bob Childers and Jim Purdum. Also present were Thomas County Zoning Administrator Lorissa Hartman, Chris Huenke-Paulsen Inc., Mel Coffman, Merrial Rhoades and Ann Warren.

Chairman Nutter stated open 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 February 8, 2018 along with landowners HSCC Middle Loup LLC, John Seeley, Sherrilyn Mulligan, Garrett Carter, Randy Barnes, Village of Halsey and Blaine County notified by mail.

Motion made by Dailey and second by Atkins to adopt the February 20, 2018 agenda. Roll call vote: Ayes – Maseberg, Dailey, Haake, Rath, Atkins, Warren, Nutter. Nays – none. Absent – Childers, Purdum. Motion carried.

Motion made by Atkins and second by Maseberg to approve the November 21, 2017 planning commission minutes as published in the Thomas County Herald on November 30, 2017. Roll call vote: Maseberg, Haake, Atkins, Warren, Rath, Dailey, Nutter. Nays – none. Absent – Purdum, Childers. Motion carried.

Chairman Nutter opened the public hearing at 2:04 p.m.

Chris Huenke of Paulsen Inc answered questions from the board. He explained the plant would be put in this spring and would be out by this fall. The plant site would cover approximately 6 to 7 acres.

No public comments.

Chairman Nutter closed the public hearing at 2:07 p.m.

Motion made by Haake and second by Dailey to approve recommendation to the Thomas County Board of Commissioners for the Special Use Permit application of Paulsen Inc for the portable asphalt plant located in the SE1/4 Section 33, Township 23, Range 26 West. Roll call vote: Ayes – Haake, Atkins, Warren, Nutter, Maseberg, Rath, Dailey. Nays – none. Absent – Purdum, Childers. Motion carried.

The board reviewed the latest changes to the zoning regulations and made corrections where necessary. The board then reviewed the solar energy portion of the regulations. The zoning administrator will make the suggested changes and contact the county attorney with the questions from the board.

Public comment:

Mel Coffman questioned why the setbacks for solar aren't the same as the setbacks for confinement facilities. She also expressed concern about the fee for a solar farm.

No other public comment at this time.

Chairman Nutter adjourned the meeting at 3:53 p.m.

Thomas County Zoning Administrator  
Lorissa Hartman

Thomas County Planning Commission  
Meeting Minutes  
June 25, 2018

The Thomas County Planning Commission convened in open and public session at 2:07 p.m., June 25, 2018 in the courtroom of the Thomas County Courthouse, Thedford, NE. Members present were Bob Childers, Lemoyne Dailey, Judy Rath, Carolyn Warren and Miles Maseberg. Absent were Mark Nutter, Alan Atkins, Larry Haake, and Jim Purdum. Motion made by Rath and second by Childers to excuse those absent. Roll call vote: Ayes – Rath, Dailey, Warren, Childers and Maseberg. Nays – none. Absent – Purdum, Atkins, Haake, and Nutter. Motion carried. Also present were Zoning Administrator/Clerk Lorissa Hartman, Sheriff Gary Eng, and Riley Licking.

Vice Chairman Warren stated open 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 14, 2018.

Motion made by Dailey and second by Childers to adopt the June 25, 2018 regular meeting agenda. Roll call vote: Ayes – Childers, Dailey, Maseberg, Rath, Warren. Nays – none. Absent – Purdum, Atkins, Nutter, and Haake. Motion carried.

Motion made by Maseberg and second by Dailey to approve the February 20, 2018 meeting minutes as published in the Thomas County Herald on March 1, 2018. Roll call vote: Ayes – Rath, Dailey, Maseberg, Warren, Childers. Nays – none. Absent – Haake, Atkins, Purdum, and Nutter. Motion carried.

Discussion was had on the proposed acquisition by the Nebraska Land Trust regarding the Conservation easement on property owned by Riley & Melissa Licking, Jacob & Megan Licking:

SE1/4; E1/2SW1/4 Section 10 (Rural Conservation District)

SW1/4 Section 11 (Rural Conservation District)

S1/2; S1/2NW1/4; W1/2NE1/4 Section 13 (Rural Conservation District & AG District)

W1/2; SE1/4; S1/2NE1/4 Section 14 (Rural Conservation District & AG District)

S1/2; NE1/4; S1/2NE1/4 Section 15 (AG District)

Township 21 North, Range 29 West of the 6<sup>th</sup> P.M., Thomas County Nebraska

Motion made by Maseberg and second by Dailey to recommend approval of the Conservation Easement to the Thomas County Board of Commissioners. Roll call vote: Ayes – Warren, Maseberg, Rath, Childers, Dailey. Nays – none. Absent – Atkins, Nutter, Purdum, and Haake. Motion carried.

Discussion on zoning regulations. Zoning Administrator told the members that the County had reached out to the firm Hanna:Keelan to assist in the Comprehensive plan and updating regulations. The scope of work proposal will be on the July 3<sup>rd</sup> Commissioners meeting.

No public comment.

Vice Chairman Warren adjourned the meeting at 2:26 p.m.

Thomas County Zoning Administrator  
Lorissa Hartman

Thomas County Planning Commission  
Meeting Minutes  
November 20, 2018

The Thomas County Planning Commission convened in open and public session at 2:01 p.m., November 20, 2018 in the courtroom of the Thomas County Courthouse, Thedford NE. Members present were Mark Nutter, Bob Childers, Lemoyne Dailey, Judy Rath, Carolyn Warren, Al Atkins, and Jim Purdum. Absent were Larry Haake and Miles Maseberg. Also present and speaking were Zoning Administrator/County Clerk Lorissa Hartman, Stephan Grainger, Steve Vinton, Mike Kelly and Richard Jameson.

Chairman Nutter stated open meeting guidelines are posted as required by law and copies are available, if requested. Notice of the meeting was given by publication in the Thomas County Herald on November 8, 2018. Landowners within one (1) mile were mailed written notice of the hearing on November 8, 2018. List of landowners can be seen in the Clerk's office.

Motion made by Atkins and second by Purdum to adopt the November 20, 2018 meeting agenda. Roll call vote: Ayes – Childers, Purdum, Nutter, Dailey, Warren, Rath, and Atkins. Nays – none. Absent – Haake, Maseberg. Motion carried. Motion made by Dailey and second by Warren to approve the June 25, 2018 planning commission minutes as published in the Thomas County Herald on July 5, 2018. Roll call vote: Ayes – Warren, Purdum, Rath, Dailey, Nutter, Childers. Nays – none. Abstain – Atkins. Absent – Haake, Maseberg. Motion carried.

Chairman Nutter recessed the regular meeting at 2:04 p.m. to open the public hearing on the Special Use Permit application from Western Nebraska Bank located on a tract of land in the N1/2 of Section 10, Township 23, Range 28 West.

Mike Kelly spoke to the board about choosing this location for a branch.

Steve Vinton, Attorney for Western Nebraska Bank went through the seven guidelines that are required to be met for this special use permit to be granted. He stated he felt that the permit complies with all guidelines. Proper notice was given for the hearing and the Bank would be consistent with a Commercial District. He also stated that adequate parking would be provided for the bank. Discussion was also held on an existing easement through this property. The Bank is in discussions with the Thomas County Board of Commissioners on Carr Lane.

Stephan Grainger, Architect for Western Nebraska Bank described the building and design.

Richard Jameson answered questions about access to the Master Hand scale. He stated that a new access would be built for the scale and that he had talked with the Nebraska Department of Transportation on this issue. He also addressed questions about the issues with Carr Lane and how it serves as access to Sandhills Corral, RV parking for the Motel, mobile homes and to Rick Carr's property. This issue will be discussed further with the Thomas County Board of Commissioners.

Questions were asked on whether the Western Nebraska Bank in Purdum would close and how many new employees they would be hiring. Mike Kelly stated at this time no decisions had been made that the Board of Western Nebraska Bank would make decisions later.

No other questions from the public or planning commission followed.

Chairman Nutter closed the public hearing at 2:15 p.m. and reconvened the regular meeting.

Motion made by Atkins and second by Childers to recommend approval of the Special Use Permit application from Western Nebraska Bank to the Thomas County Board of Commissioners. Roll call vote: Ayes – Purdum, Dailey, Childers, Warren, Nutter, Atkins. Nays – Rath. Absent – Haake, Maseberg. Motion carried.

Motion made by Nutter and second by Dailey to recommend reappointment of the following board members to the Planning Commission board: Judy Rath, Carolyn Warren, and Al Atkins. Roll call vote: Ayes – Purdum, Nutter, Childers, Dailey, Warren. Abstain – Atkins, Rath. Absent – Haake, Maseberg. Motion carried.

The Zoning Administrator informed the board on the hiring of Hanna:Keelan to update the Comprehensive Plan and review the Zoning Regulations. Hanna:Keelan plans to start this process sometime in January/February.

The Zoning Administrator also informed the board on a letter received from NPPD asking for a letter stating that the proposed towers for the R line would not violate Thomas County Zoning regulations. A letter was sent in response stating that in fact it did violate regulations and included an application for a special use permit. Any future correspondence will be taken care of by the Thomas County Attorney.

Chairman Nutter asked for any public comment. No comments at this time.

Chairman Nutter adjourned the meeting at 2:29 p.m.

Thomas County Zoning Administrator  
Lorissa Hartman