

Agenda of the
THOMAS COUNTY PLANNING COMMISSION
Public Hearing & Regular Meeting
March 15, 2019 at 1:45 p.m.
Thomas County Courthouse, 503 Main St – Thedford, Nebraska

Regular Meeting

1. Call to Order
2. Roll Call/Excused Absences
3. Nebraska Open Meetings Act Statement
This meeting of the Thomas County Planning Commission has been properly advertised and is being conducted under the guidelines of the Nebraska Open Meetings Act. A copy of the open meetings Act is posted on the north wall of the Commissioners meeting room. Copies of the Open Meetings Act statutes are also available to anyone attending this meeting and are also on file in the County Clerk's office.
4. Statement of publication for the March 15, 2019 regular meeting and public hearing – published February 28, 2019 in the Thomas County Herald. Landowners notified by mail – see attached list
5. Adoption of March 15, 2019 agenda
6. Statement of Publication of November 20, 2018 meeting minutes published December 6, 2018-Thomas County Herald
7. Approval of November 20, 2018 regular meeting minutes

Chairman – Recess regular meeting

Public Hearing

**Special Use Permit Application of U.S. Cellular (Site Acquisition Solutions)
NW1/4SW1/4 Section 23 Township 24N Range 28W**

Close Public Hearing

Chairman – Reconvene Regular Meeting

8. Discussion/Action regarding Special Use Permit Application from US Cellular (Site Acquisition Solutions) for NW1/4 W1/4 Section 23 Township 24N Range 28W
9. Discussion/Action regarding election of officers
 - Chairman
 - Vice Chairman
 - Secretary

10. **Lee Ray** – Discussion/Action regarding 200 cow dry bedding confinement building in the AGR District (currently not allowed)

-OVER-

11. **Hanna:Keelan – Meeting #1**

a. Greetings and Introductions

- **Thomas County Planning Commission**
- **Hanna:Keelan Associates, P.C.**

b. Discussion: Comprehensive Plan Scope of Work & Time Line

c. Discussion: “Preliminary” Population, Income, Economic & Agricultural Census Profile

d. Discussion: Existing & Future Land Use Maps

e. Key Issues Related to Existing/Future Land Use and County Economic Development

- **Zoning & Subdivision Regulations**
- **Preservation of agricultural production areas**
- **Identification of rural residential, commercial & industrial development areas**
- **Priorities for conservation/preservation areas & energy conservation priorities**
- **Confined and intensive animal feeding facilities**
- **Utility Grid Wind/Solar Energy Conversion systems**

f. NEXT MEETINGS: Tuesday, April 18th or 25th, 2019, 2:00 p.m.

11. Public Comment

12. Adjourn

Agenda of the
THOMAS COUNTY PLANNING COMMISSION
Public Hearing & Regular Meeting
April 18, 2019 2:00 p.m.
Thomas County Courthouse, 503 Main St – Thedford, Nebraska

Regular Meeting

1. Call to Order
2. Roll Call/Excused Absences
3. Nebraska Open Meetings Act Statement
This meeting of the Thomas County Planning Commission has been properly advertised and is being conducted under the guidelines of the Nebraska Open Meetings Act. A copy of the open meetings Act is posted on the north wall of the Commissioners meeting room. Copies of the Open Meetings Act statutes are also available to anyone attending this meeting and are also on file in the County Clerk's office.
4. Statement of publication for the April 18, 2019 regular meeting and public hearing – published April 4, 2019 in the Thomas County Herald.
5. Adoption of April 18, 2019 agenda
6. Statement of Publication of March 15, 2019 meeting minutes published March 21, 2019-Thomas County Herald
7. Approval of March 15, 2019 regular meeting minutes

Chairman – Recess regular meeting

Public Hearing

Amendment to Zoning Regulations in the AGR District to allow cow/calf dry bed confinement facilities by Special Use Permit

Close Public Hearing

Chairman – Reconvene Regular Meeting

8. Discussion/Action regarding amendment to Zoning Regulations in the AGR District to allow cow/calf dry bed confinement facilities by Special Use Permit

Hanna:Keelan – Meeting #2

9. Discussion/Review: Existing & Future Land Use Maps
10. Discussion: “Draft” Thomas County Goals, Policies & Action Strategies

11. Zoning Work Session with recommendations
12. Continued Discussion: Key Issues related to Existing/Future Land Use and County Economic Development
 - Zoning & Subdivision Regulations
 - Preservation of agricultural areas
 - Identification of rural residential, commercial & industrial development areas

-over-

 - Confined and intensive animal feeding facilities
 - Utility Grid Wind/Solar Energy Conversion Systems
13. Next Meeting: Thursday, June 20th, 2019 at 2:00 p.m. (with Hanna:Keelan)
14. Public Comment
15. Adjourn

Agenda of the
THOMAS COUNTY PLANNING COMMISSION
Public Hearing & Regular Meeting
August 1, 2019 2:00 p.m.
Thomas County Courthouse, 503 Main St – Thedford, Nebraska

Regular Meeting

1. Call to Order
2. Roll Call/Excused Absences
3. Nebraska Open Meetings Act Statement
This meeting of the Thomas County Planning Commission has been properly advertised and is being conducted under the guidelines of the Nebraska Open Meetings Act. A copy of the open meetings Act is posted on the north wall of the Commissioners meeting room. Copies of the Open Meetings Act statutes are also available to anyone attending this meeting and are also on file in the County Clerk's office.
4. Statement of publication for the August 1, 2019 regular meeting and public hearing – published July 18, 2019 in the Thomas County Herald.
5. Adoption of August 1, 2019 agenda
6. Statement of Publication of April 18, 2019 meeting minutes published May 2, 2019-Thomas County Herald
7. Approval of April 18, 2019 regular meeting minutes

Hanna:Keelan – Meeting #3

8. Discussion/Action regarding Comprehensive Plan
9. Discussion/Action regarding Zoning Regulations
10. Public Comment
11. Adjourn

Agenda of the
THOMAS COUNTY PLANNING COMMISSION
Public Hearing & Regular Meeting
September 17, 2019 2:00 p.m.
Thomas County Courthouse, 503 Main St – Thedford, Nebraska

Regular Meeting

1. Call to Order
2. Roll Call/Excused Absences
3. Nebraska Open Meetings Act Statement
This meeting of the Thomas County Planning Commission has been properly advertised and is being conducted under the guidelines of the Nebraska Open Meetings Act. A copy of the open meetings Act is posted on the north wall of the Commissioners meeting room. Copies of the Open Meetings Act statutes are also available to anyone attending this meeting and are also on file in the County Clerk's office.
4. Statement of publication for the September 17, 2019 regular meeting and public hearing – published September 5, 2019 in the Thomas County Herald.
5. Adoption of September 17, 2019 agenda
6. Statement of Publication of August 1, 2019 meeting minutes published August 8, 2019-Thomas County Herald
7. Approval of August 8, 2019 regular meeting minutes

Chairman – Recess regular meeting

Public Hearing

Thomas County Comprehensive Plan 2019-2029

Close Public Hearing

Chairman – Reconvene Regular Meeting

8. Discussion/Action regarding Thomas County Comprehensive Plan 2019-2029
9. Discussion/Action regarding Thomas County Zoning Regulations updates
10. Public Comment
11. Adjourn

This agenda, which shall be kept continually current, shall be available for public inspection in the office of the Thomas County Clerk during normal business hours. Also available for public inspection will be any corresponding documentation that is provided to the Clerk's office prior to the meeting. Additions to the agenda may be made up to 24 hours before the meeting.

Agenda of the
THOMAS COUNTY PLANNING COMMISSION
Public Hearing & Regular Meeting
October 22, 2019 at 2:00 p.m.
Thomas County Courthouse, 503 Main St – Thedford, Nebraska

Regular Meeting

1. Call to Order
2. Roll Call/Excused Absences
3. Nebraska Open Meetings Act Statement
This meeting of the Thomas County Planning Commission has been properly advertised and is being conducted under the guidelines of the Nebraska Open Meetings Act. A copy of the open meetings Act is posted on the north wall of the Commissioners meeting room. Copies of the Open Meetings Act statutes are also available to anyone attending this meeting and are also on file in the County Clerk's office.
4. Statement of publication for the October 22, 2019 regular meeting and public hearing – published October 10, 2019 in the Thomas County Herald. Others notified by mail – see attached list
5. Adoption of October 22, 2019 agenda
6. Statement of Publication of September 17, 2019 meeting minutes published September 26, 2019-Thomas County Herald
7. Approval of September 17, 2019 regular meeting minutes

Chairman – Recess regular meeting

Public Hearing

Update to Zoning Regulations

Close Public Hearing

Chairman – Reconvene Regular Meeting

8. Discussion/Action regarding revised Thomas County Zoning Regulations
9. Public Comment
10. Adjourn

Agenda of the
THOMAS COUNTY PLANNING COMMISSION
Public Hearing & Regular Meeting
November 5, 2019 at 2:00 p.m.
Thomas County Courthouse, 503 Main St – Thedford, Nebraska

Regular Meeting

1. Call to Order
2. Roll Call/Excused Absences
3. Nebraska Open Meetings Act Statement
This meeting of the Thomas County Planning Commission has been properly advertised and is being conducted under the guidelines of the Nebraska Open Meetings Act. A copy of the open meetings Act is posted on the north wall of the Commissioners meeting room. Copies of the Open Meetings Act statutes are also available to anyone attending this meeting and are also on file in the County Clerk's office.
4. Statement of publication for the November 5, 2019 regular meeting and public hearing – published October 24, 2019 in the Thomas County Herald. Landowners notified by mail – see attached list
5. Adoption of November 5, 2019 agenda
6. Statement of Publication of October 22, 2019 meeting minutes published November 7, 2019-Thomas County Herald, also posted on Thomas County website on October 28, 2019
7. Approval of October 22, 2019 regular meeting minutes

Chairman – Recess regular meeting

Public Hearing

- Applicant #1:** NE Colorado Cellular, Inc. "DBA Viaero Wireless"
83526 Purdum Ave, Halsey NE
- Applicant #2:** NE Colorado Cellular, Inc. "DBA Viaero Wireless"
38009 Hwy 2, Seneca NE
- Applicant #3:** NE Colorado Cellular, Inc. "DBA Viaero Wireless"
82349 Hwy 83, Thedford NE
- Applicant #4:** NE Colorado Cellular, Inc "DBA Viaero Wireless"
254 Cedar St, Thedford NE

Close Public Hearing

Chairman – Reconvene Regular Meeting

8. Discussion/Action regarding Applicant #1 NE Colorado Cellular, Inc. "DBA Viaero Wireless" PT W1/2SE1/4, PT W1/2SW1/4 Section 25, Township 23 North, Range 26 West
9. Discussion/Action regarding Applicant #2 NE Colorado Cellular, Inc. "DBA Viaero Wireless" PT W1/2NW1/4 Section 28, Township 24 North, Range 30 West
- OVER-**
10. Discussion/Action regarding Applicant #3 NE Colorado Cellular, Inc. "DBA Viaero Wireless" PT. W1/2 Section 26, Township 21 North, Range 28 West
11. Discussion/Action regarding Applicant #4 NE Colorado Cellular, Inc. "DBA Viaero Wireless" N1/2SW1/4NW1/4 Section 9, Township 23 North, Range 28 West
12. Public Comment
13. Adjourn