

Agenda of the
THOMAS COUNTY PLANNING COMMISSION
Public Hearing & Regular Meeting
March 17, 2021 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 March 17, 2021 regular meeting and public hearing – published March 4, 2021 in the Thomas County Herald. Landowners notified by mail – see attached list
5. Adoption of March 17, 2021 agenda
6. Statement of Publication of November 5, 2019 meeting minutes published November 14, 2019-Thomas County Herald
7. Approval of November 5, 2019 regular meeting minutes
8. Discussion/Action regarding election of officers
 - Chairman
 - Vice Chairman
 - Secretary

Chairman – Recess regular meeting

Public Hearing

**Special Use Permit Application of Custer Public Power District
Pt. NE1/4SW1/4 Section 26 Township 21N Range 28W**

Close Public Hearing

Chairman – Reconvene Regular Meeting

9. Discussion/Action regarding Special Use Permit Application from Custer Public Power District Pt. NE1/4SW1/4 Section 26 Township 21N Range 28W

10. Public Comment

11. Adjourn

Agenda of the
THOMAS COUNTY PLANNING COMMISSION
Regular Meeting
April 28, 2021 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 April 28, 2021 regular meeting – published April 22, 2021 in the Thomas County Herald.
5. Adoption of April 28, 2021 agenda
6. Statement of Publication of March 17, 2021 meeting minutes published March 25, 2021-Thomas County Herald
7. Approval of March 17, 2021 regular meeting minutes
8. Discussion/Action regarding Section 6.61 of Solar Energy Conversion systems
“Solar energy conversion systems, excluding solar farms, shall be permitted in all zoning districts as a **Special** Permitted use.
9. Public Comment
10. Adjourn

Agenda of the
THOMAS COUNTY PLANNING COMMISSION
Public Hearing & Regular Meeting
May 19, 2021 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 May 19, 2021 regular meeting and public hearing – published May 6, 2021 in the Thomas County Herald. Blaine, Hooker, Logan, Cherry, and Custer Counties notified by email.
5. Adoption of May 19, 2021 agenda
6. Statement of Publication of April 28, 2021 meeting minutes published May 6, 2021-Thomas County Herald
7. Approval of May 6, 2021 regular meeting minutes

Chairman – Recess regular meeting

Public Hearing

Corrective changes to the Thomas County Zoning regulations:

Strike the word Special out of 6.61 Purpose: To have the following sentence read “Solar Energy conversion systems, excluding solar farms, shall be permitted in all zoning districts as a permitted use.”

Add to the AG District under 5.13, RC District under 5.23, AGR District under 5.33 and Commercial District 5.43 under permitted accessory uses and structures:

- **Personal use solar as described in 6.63; Personal Scale solar energy conversion system requirements**
- **Personal use wind as described in 6.56, Setbacks and design requirements**

Close Public Hearing

Chairman – Reconvene Regular Meeting

9. Discussion/Action regarding corrective change to Thomas County Zoning regulations “Strike the word Special out of 6.61 purpose: To have the sentence read “Solar Energy conversion systems, excluding solar farms, shall be permitted in all zoning districts as a permitted use”

10. Discussion/Action regarding adding to the AG District under 5.13, under permitted accessory uses and structures:
 - Personal use solar as described in 6.63, Personal scale solar energy conversion system requirements
 - Personal use wind as described in 6.56, Setbacks and design requirements
11. Discussion/Action regarding adding to the RC District under 5.23, under permitted accessory uses and structures:
 - Personal use solar as described in 6.63, Personal scale solar energy conversion system requirements
 - Personal use wind as described in 6.56, Setbacks and design requirements
12. Discussion/Action regarding adding to the AGR District under 5.33, under permitted accessory uses and structures:
 - Personal use solar as described in 6.63, Personal scale solar energy conversion system requirements
 - Personal use wind as described in 6.56, Setbacks and design requirements
13. Discussion/Action regarding adding to the Commercial District under 5.43, under permitted accessory uses and structures:
 - Personal use solar as described in 6.63, Personal scale solar energy conversion system requirements
 - Personal use wind as described in 6.56, Setbacks and design requirements
14. Public Comment
15. Adjourn

Agenda of the
THOMAS COUNTY PLANNING COMMISSION
Public Hearing & Regular Meeting
June 2, 2021 at 2:00 p.m.
Thomas County Courthouse, 503 Main St – Thedford, Nebraska

Regular Meeting

1. Call to Order
2. Roll Call
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 June 2, 2021 regular meeting and public hearing – published May 20, 2021 in the Thomas County Herald. Landowners notified by mail – see attached list
5. Adoption of June 2, 2021 agenda
6. Statement of Publication of May 19, 2021 meeting minutes published May 27, 2021-Thomas County Herald
7. Approval of May 19, 2021 regular meeting minutes

Chairman – Recess regular meeting

Public Hearing

Applicant: Western Engineering, Inc

Proposed Use: Portable Asphalt Plant

Proposed Location: Township 23 North, Range 26 West, Sixth P.M., Thomas County,
Nebraska: N1/2NE1/4SE1/4SE1/4 and S1/2SE1/4NE1/4SE1/4 Section 33

Current Zoning District of Proposed Location: AG District

Close Public Hearing

Chairman – Reconvene Regular Meeting

9. Discussion/Action regarding Special Use Permit application from Western Engineering for portable asphalt plant
10. Public Comment

11. Adjourn

See attached list on back

Attached list of landowners:

HSCC Middle Loup LLC	PO Box 327	Thedford NE 69166
John Seeley	83476 Seeley Ln	Halsey NE 69142
Sherrilyn Mulligan	40682 Mulligan Ln	Halsey NE 69142
Garrett Carter	53 Marlborough Dr	Shalimar FL 32579
Roberta Barnes	40533 Andersen Ln	Halsey Ne 69142
Village of Halsey	PO Box 9	Halsey NE 69142
Blaine County	PO Box 136	Brewster NE 68821

Agenda of the
THOMAS COUNTY PLANNING COMMISSION
Public Hearing & Regular Meeting
November 4, 2021 at 2:00 p.m.
Thomas County Courthouse, 503 Main St – Thedford, Nebraska
Topic: Planning/Zoning
Time: Nov 4, 2021 02:00 PM Central Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/81804320704?pwd=TG9ZeWFCMzcrK01lcVl6M1Z4VGVIldz09>

Meeting ID: 818 0432 0704
Passcode: 821295
One tap mobile
+16699009128,,81804320704#,,,,*821295# US (San Jose)
+12532158782,,81804320704#,,,,*821295# US (Tacoma)

Dial by your location
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
Meeting ID: 818 0432 0704
Passcode: 821295
Find your local number: <https://us02web.zoom.us/u/kmivyzpLL>

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4. Statement of publication for the November 4, 2021 regular meeting and public hearing – published October 21, 2021 in the Thomas County Herald. Landowners notified by mail – see attached list
5. Adoption of November 4, 2021 agenda
6. Statement of Publication of June 2, 2021 meeting minutes published June 10, 2021-Thomas County Herald

7. Approval of June 2, 2021 regular meeting minutes

Chairman – Recess regular meeting

Public Hearing

Applicant: Brett Boyer

Proposed Use: Cabin

Proposed Location: Township 24 North, Range 29 West, Sixth P.M., Thomas County,
Nebraska: SW1/4SE1/4; SE1/4SW1/4 Section 31

Current Zoning District of Proposed Location: RC District

Close Public Hearing

Chairman – Reconvene Regular Meeting

9. Discussion/Action regarding Special Use Permit application from Brett Boyer for cabin

10. Public Comment

11. Adjourn

See attached list of landowners:

Attached list of landowners:

MMN Limited Partnership	923 Gage St	Benkelman NE 69021
Arrow T Ranch	PO Box 196	Thedford NE 69166
Board of Education School		
Trust Lands	555 North Cotner	Lincoln NE 68505
Monte & Leslie Dickman	PO Box 282	Thedford NE 69166
Finney Cattle Co	PO Box 28	Seneca NE 69161
Brett Boyer	PO Box 213	Elkhorn NE 68022
Colin & Janet Wilke	3120 9 th Ave	Kearney NE 68845
Mark Masek	484 Branched Oak Rd	Davey NE 68336
Richard Ferguson, et al	929 S Mountain View Rd	Castle Rock CO 80109
Dean & Chad Marsh	401 Main Ave	Kearney NE 68845