

Agenda of the
THOMAS COUNTY PLANNING COMMISSION
Public Hearing & Regular Meeting
January 5, 2022 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 January 5, 2022 regular meeting and public hearing – published December 23, 2021 in the Thomas County Herald. Landowners notified by mail – see attached list
5. Adoption of January 5, 2022 agenda
6. Statement of Publication of November 4, 2021 meeting minutes published November 11, 2021-Thomas County Herald
7. Approval of November 4, 2021 regular meeting minutes

Chairman – Recess regular meeting

Public Hearing

Applicant: **Richard Jameson**

Proposed Use: Residence & Rental

Proposed Location: Township 23 North, Range 28 West, Sixth P.M., Thomas County,
Nebraska: Pt. SE1/4 Section 9

Current Zoning District of Proposed Location: Commercial District

Close Public Hearing

Chairman – Reconvene Regular Meeting

9. Discussion/Action regarding Special Use Permit application from Richard Jameson for residence and rental
10. Discussion/Action regarding election of officers

- Chairman
- Vice Chairman
- Secretary

11. Discussion/Action regarding revisions to Comprehensive Plan-Thomas County Zoning Regulations
12. Public Comment
13. Adjourn

Attached list of landowners:

2 SANDS DEVELOPERS LLC
 3801 HARNEY, LLC
 ALLEN, DEBORA K
 AMAZING GRACE CHURCH
 ANDERSEN, CHAD A & MARCY L
 ANDERSEN, DIANE & ALLEN
 ANDERSEN, DYLAN
 ANTHEM PROPERTIES, LLC
 ASSEMBLY OF GOD CHURCH
 BAR NONE ENTERPRISES, LLC
 BASSON, GIDEON
 BLAUVELT, MARVIN M & D MAXYNE TRUSTEES
 BLAUVELT, SEVERT
 BLAUVELT, VAUGHN & HOLLY
 BOOTH, SANDRA
 BRYANT, JOHN RALPH & BARBARA J
 BUECHLER, JOE E
 BUTLER, NORMA J
 CALL, CRAIG & LORI
 CALL, KENNY R & DEBORA M
 CARR, RICK
 CLAUSEN, KENNETH V & UNA M
 COLLINS, MICK & TROY
 CONSOLIDATED TELEPHONE
 CORBIN, GLEN H & CANDICE S
 CROSSROADS AUTO REPAIR SPECIALISTS, LLC
 CUSTER PUBLIC POWER DISTRICT
 DENAEYER, DANIEL G & JEMMA R
 DRAKE, PATRICIA A
 DYKSTRA, DANIEL & TISHA
 EICHER, DOUGLAS D & MARIAN G, TRUSTEES EICHER FAMILY REVOCABLE TRUST
 EICKHOFF, BENJAMIN P
 ELLIOTT, TERRY & BONNIE
 ENG, GARY J & LISA A
 ESSMAN, JEFF L & KEVIN L

EWOLDT, ALLEN K & VELMA C
EWOLDT'S GROCERY INC
FEYERHERM, JOHN S
FISHER, ALBERT J & WANDA M
FRODSHAM, DANIEL E
FULLERTON, NANCYRAY
GENIUS ARTS, LLC
GIFT, ROSALEA G
HAAKE, LARRY D & LADONNA
HALL, HERBERT & LORA L
HANNA, SHIRLEY J
HANSON, RAYMOND P
HARTMAN, KEITH W & LORISSA A
HARTWIG, MICK M
HARVEY, CLINTON & LESLIE
HAUMANN, ALAN D & RONDA G
HAUMANN, VADA
HEBNER, KAREN M
HERBAUGH, LEWIS L
HESELTINE, JULIA F
HILLCREST CEMETERY
HODGES, DANNY R & ALICE
HODGES, MICHAEL & JANICE
HOFFMAN RANCH, LLC
HOFFMAN, DENNIS & DIXIE
HOLT, LYNN & MELISSA
HOOD, KEVIN & KATHY
HUDDLE, GORDON P & JERI L
JAMESON, RICHARD & TAMMI
SANDHILLS CORRAL
JOHNSTON, JACK R & GAIL
JOHNSTON, JAMES F & JUDITH K
KENTON, CHARLES W
KENTON, SHARRON L
KOUBEK, WILLIAM & LEZLIE
KOVARIK, BRADLEY P
KUENLE, PHIL L. & LINDA A.
LEE, JOHN M
LICKING PROPERTIES, LLC
LICKING, ROY
LICKING, RUSSELL & BRIDGET
LINN, CHAUNCEY J
LOUDON, RONALD
MASEBERG, MILES & JESSICA
MASEK, DAVE S
MASTEN, RONALD L & CINDY G
MCINTOSH, BRENT & MICHELLE
MILES, ROBERT C & KATHLEEN L CO-TRUSTEES
MILLAR, HADLI FREEMAN, TANNER
MILLER, LEGRANDE

MILLER, MICHAEL J & JEAN M
MILLS, MARTIN R
MINTLE, SYLVIA
MORRIS, JOSEPHINE
MOUNTAIN TOWER & LAND LLC
MRRE, LLC
MULLIGAN, JUDY K
NEAL LUMBER COMPANY, INC
NEAL, SUSAN
NEAL, TIMOTHY R
NEBEN, GALEN L & PATRICIA G
NEBEN, WADE
NEEDS, GORDON M
NELSON, FERN
NELSON, MICHAEL & DIANA
NORWOOD, KEITH
NUTTER, JOE A
NUTTER, LINDA
OPHEIM-BOOTH REPAIR
PARKER, JAIME S
PAXTON, LEROY A & SHARON K
PETRIE, RODNEY J & TONI F TRUSTEES
PHILPOT, HOWARD D. FAMILY TRUST JAMES SIMONSON, TRUSTEE
RAY, JODY
RAY, LEE A & VICKI L
RAY, SETH & REBECCA
REISER, RUSSELL A & LEIGH
RHIAN, PAULA J
PHILBEN, GAYLA
RIDENOUR, ERIC E
RINESTINE, DARREN & ANGELA
RUGER, WILLIAM A & SHERRY S
SANDHILL OIL CO
SCHAEFFER, JULIANNA
SCHOTT, NANCY
SCOTT, BOBBI JO & BRIGHAM R
SECURITY FIRST BANK THEDFORD BRANCH
SENECA LODGE #284 % JERRY LINN
SIMMONDS, TODD
SMITH, III, WILLIAM J & APRIL J
SMITH, MELISSA A
SPRINGER, STEVEN R & TWILA A
ST THOMAS CATHOLIC CHURCH
STEIDLEY-KAYTON POST #230 AMERICAN LEGION
TAYLOR, THEODORE L & JUDY C
TAYLOR, WILLIAM & JAMIE
THE TV PROTECTIVE TRUST GALEN R. SHERMAN, TRUSTEE
THEDFORD ART GUILD
THEDFORD GOLF ASSOCIATION INC
THEDFORD PUBLIC SCHOOLS

THEDFORD RURAL FIRE DISTRICT
THOMAS COUNTY
THOMAS COUNTY AIRPORT
THOMAS COUNTY HISTORICAL SOCIETY
THOMAS, BRENT J
THREE SANDS LLC
TRINITY LUTHERAN CHURCH C/O ALICE HODGES
TRIPLE G REDIMIX, LLC
UHRMACHER, VIRGIL & CHERYL
UNITED CHURCH OF CHRIST-THEDFORD
UPPER LOUP NATURAL DISTRICT
VILLAGE OF THEDFORD
WADAS, DANIEL B
WERNER LAND & CATTLE COMPANY
WERNER, NICHOLAS K
WERNER, NICHOLAS K & ALISON E
WESTERN NEBRASKA BANK
WHITAKER, DANNY, L
WHITAKER, MICHAEL L & REGINA D
WHITE, HELEN E
WITT, THOMAS D & TWYLA J
YOUNG, DAVID K & KAROL

Agenda of the
THOMAS COUNTY PLANNING COMMISSION
Regular Meeting
February 24 at 4:30 p.m.
Thomas County Courthouse, 503 Main St – Thedford, Nebraska

Regular Meeting

Topic: Planning and Zoning
Time: Feb 24, 2022 04:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87087684685?pwd=b1Rqa0dia2d4cWxITFpFR1lzeVprZz09>

Meeting ID: 870 8768 4685

Passcode: 129193

One tap mobile

+16699009128,,87087684685#,,,,*129193# US (San Jose)

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Dial by your location

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Meeting ID: 870 8768 4685

Passcode: 129193

Find your local number: <https://us02web.zoom.us/j/87087684685?pwd=b1Rqa0dia2d4cWxITFpFR1lzeVprZz09>

1. Call to Order
2. Roll Call
3. Nebraska Open Meetings Act Statement
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4. Statement of publication for the February 24, 2022 regular meeting published February 10, 2022 in the Thomas County Herald.
5. Adoption of February 24, 2022 agenda

6. Statement of Publication of January 5, 2022 meeting minutes published January 13, 2022-Thomas County Herald
7. Approval of January 5, 2022 regular meeting minutes
8. Discussion/Action regarding revisions to the Thomas County Zoning Regulations
9. Discussion/Action regarding revisions to Comprehensive Plan-Thomas County Zoning Regulations
10. Public Comment
11. Adjourn

Agenda of the
THOMAS COUNTY PLANNING COMMISSION
Regular Meeting
April 6, 2022 at 4:00 p.m.
Thomas County Courthouse, 503 Main St – Thedford, Nebraska

Join Zoom Meeting

<https://us02web.zoom.us/j/89754694389?pwd=Wm1vUWZiNTBEOXZMQlI4cVdjY2d1QT09>

Meeting ID: 897 5469 4389

Passcode: 766802

One tap mobile

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Meeting ID: 897 5469 4389

Passcode: 766802

Find your local number: <https://us02web.zoom.us/j/89754694389?pwd=Wm1vUWZiNTBEOXZMQlI4cVdjY2d1QT09>

Regular Meeting

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4. Statement of publication for the April 6, 2022 regular meeting published March 24, 2022 in the Thomas County Herald
5. Adoption of April 6, 2022 agenda
6. Statement of Publication of February 24, 2022 meeting minutes published March 3, 2022-Thomas County Herald
7. Approval of February 24, 2022 regular meeting minutes

Public Hearing

**Applicant #1: Industrial Tower West, LLC/T-Mobile
Permit #2022-2**

Proposed Use: Co-locate equipment on existing tower site

Proposed Location: Township 23 North, Range 26 West, Sixth P.M., Thomas County,
Nebraska: Tract of land located in W1/2SE1/4 and E1/2SW1/4 Section 25

Current Zoning District of Proposed Location: AG District

**Applicant #2: Industrial Tower West, LLC/T-Mobile
Permit #2022-3**

Proposed Use: Co-locate equipment on existing tower site

Proposed Location: Township 21 North, Range 28 West, Sixth P.M., Thomas County,
Nebraska: Tract of land located in W1/2 Section 26

Current Zoning District of Proposed Location: AG District

Close Public Hearing

8. Discussion/Action regarding Applicant #1-Permit #2022-2, Industrial Tower West, LLC/T-Mobile special use permit for Halsey Tower Site (Tract in W1/2SE1/4 AND E1/2SW1/4 Section 25, Township 23 North, Range 26 West
9. Discussion/Action regarding Applicant #2-Permit #2022-3, Industrial Tower West, LLC/T-Mobile special use permit for Thedford South (Pt. W1/2 Section 26, Township 23, Range 28 West
10. Discussion/Action regarding revisions to Comprehensive Plan-Thomas County Zoning Regulations
11. Public Comment
12. Adjourn

Applicant #1 – Permit #2022-2 Landowner list

Board of Education School Trust Lands	555 North Cotner	Lincoln	NE	68505-2353
HSCC Middle Loup LLC	PO Box 327	Thedford	NE	69166
John & Karyn Seeley	83476 Seeley Ln	Halsey	NE	69142
Sherrilyn Mulligan	40682 Mulligan Ln	Halsey	NE	69142
7J Land & Cattle, LLC	PO Box 431	Glenwood	IA	51534
		Ft		
Mountain Tower & Land LLC	1224 W Platte Ave	Morgan	CO	80701
Steven & Betty Johnson	40721 Mulligan Ln	Halsey	NE	69142
Blaine County	PO Box 136	Brewster	NE	68821

Applicant #2 – Permit #2022-3 Landowner list

Paxton Ranch Inc	112 County Rd 230	Stapleton	NE	69163
Brent & Janet Steffen	6010 46th Ave	Kearney	NE	68847
Garold & Sue Russell	39530 River Valley Ln	Stapleton	NE	69163

Mountain Tower & Land LLC	1224 W Platte Ave	Ft. Morgan	CO	80701
Diane & Chad Andersen	PO Box 124	Thedford	NE	69166
Dean Figard	PO Box 303	Thedford	NE	69166
Denise Hoelsing	21524 Leavenworth	Elkhorn	NE	68022
		Broken		
Custer Public Power District	PO Box 10	Bow	NE	68822

Agenda of the
THOMAS COUNTY PLANNING COMMISSION
Regular Meeting
September 14, 2022 at 2:00 p.m.
Thomas County Courthouse, 503 Main St, Thedford, Nebraska

Join Zoom Meeting

<https://us02web.zoom.us/j/87858777619?pwd=c2MzanpLQUFBbVRYZjU5WkZxNHhTd09>

Meeting ID: 878 5877 7619

Passcode: 974165

One tap mobile

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+1 253 215 8782 US (Tacoma)

+1 386 347 5053 US

+1 564 217 2000 US

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

Meeting ID: 878 5877 7619

Passcode: 974165

Find your local number: <https://us02web.zoom.us/j/87858777619?pwd=c2MzanpLQUFBbVRYZjU5WkZxNHhTd09>

Regular Meeting

1. Call to Order
2. Roll Call/Excused Absences
3. Nebraska Open Meetings Act Statement
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4. Statement of publication for the September 14, 2022 regular meeting published September 1, 2022 Thomas County Herald

5. Adoption of September 14, 2022 agenda
6. Statement of Publication of April 6, 2022 meeting minutes published April 14, 2022-Thomas County Herald
7. Approval of April 6, 2022 regular meeting minutes
8. Discussion/Action regarding proposed acquisition by Nebraska Land Trust regarding conservation easement on property owned by Brent L. & Janet L. Steffen Trust
 - Parcel 1: W1/2 Section 4 (AG District)
 - Parcel 2: ALL of Section 5 (AG District)
 - Parcel 3: N1/2 of Section 6 (AG District)
 - Parcel 4: S1/2 of Section 7 (RC District)
 - Parcel 5: ALL of Section 8 (AG District & RC District)
 - Parcel 6: ALL of Section 9 (AG District)
 - Parcel 7: S1/2 of Section 15; except that part lying east of Hwy 83 (RC District)
 - Parcel 8: ALL of Section 17 (RC District)
 - Parcel 9: All of Section 18 (RC District & AG District)
 - Parcel 10: N1/2, SW1/4, NW1/4SE1/4 Section 20 (RC District & AG District)
 - Parcel 11: N1/2, NE1/4SW1/4, N1/2SE1/4 Section 21 (RC District & AG District)
 - Parcel 12: NW1/4, N1/2SW1/4, SE1/4SW1/4, SE1/4 Section 22 (RC District)
 - Township 21 North, Range 28 West of the 6th P.M., Thomas County, Nebraska
 - Parcel 13: N1/2SW1/4, SE1/4 Section 12 (RC District)
 - Parcel 14: E1/2NE1/4 Section 13 (RC District)
 - Township 21 North, Range 29 West of the 6th P.M., Thomas County, Nebraska

Chairman – Recess regular meeting

Public Hearing – 2:30 p.m.

Applicant: T-Mobile

Proposed Use: 330' Cell Phone Tower

Proposed Location: Township 24 North, Range 28 West, Sixth P.M., Thomas County, Nebraska: Pt. SE1/4 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 T-Mobile for cell phone tower
10. Discussion/Action regarding changes to Thomas County Zoning Regulations
11. Review/Revise Thomas County Comprehensive Plan
12. Public Comment

13. Adjourn

List of Landowners notified on T-Mobile Tower

HALL, HERBERT & LORA L

WERNER LAND & CATTLE COMPANY

COLLINS, TROY L

BUTLER, NORMA J MERRI A ELLIOTT & WAYNE ELLIOTT

KNOLL, WILLIAM H & VICKI A

DORN, ANDREW & HANNAH

CORBIN, GLEN H & CANDICE S

JAMESON, RICHARD & TAMMI

Agenda of the
THOMAS COUNTY PLANNING COMMISSION
Regular Meeting
October 11, 2022 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 11, 2022 regular meeting published September 29, 2022 Thomas County Herald
5. Adoption of October 11, 2022 agenda
6. Statement of Publication of September 14, 2022 meeting minutes published September 22, 2022-Thomas County Herald
7. Approval of September 14, 2022 regular meeting minutes

Chairman – Recess regular meeting

Chairman – Open public hearing

Changes to Comprehensive Plan & Zoning Regulations

Chairman - Close public hearing

Chairman – Reconvene Regular Meeting

8. Discussion/Action regarding changes to Thomas County Comprehensive Plan
9. Discussion/Action regarding changes to Thomas County Zoning Regulations
10. Discussion/Action regarding proposed changes to the AGR district by Xavier & Connie Garza, Seneca NE
11. Public Comment
12. Adjourn

Agenda of the
THOMAS COUNTY PLANNING COMMISSION
Regular Meeting

October 19, 2022 at 2:00 p.m.

Thomas County Courthouse, 503 Main St, Thedford, Nebraska

Join Zoom Meeting

<https://us02web.zoom.us/j/88302546285?pwd=UFlyMXhXYWIKaTMxK2tDVVVneVNmQT09>

Meeting ID: 883 0254 6285

Passcode: 889931

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+1 669 900 9128 US (San Jose)

+1 719 359 4580 US

+1 360 209 5623 US

+1 386 347 5053 US

+1 564 217 2000 US

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

Meeting ID: 883 0254 6285

Passcode: 889931

Find your local number: <https://us02web.zoom.us/j/88302546285>

Regular Meeting

1. Call to Order
2. Roll Call/Excused Absences
3. Nebraska Open Meetings Act Statement
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4. Statement of publication for the October 19, 2022 regular meeting published October 6, 2022 Thomas County Herald

5. Adoption of October 19, 2022 agenda
6. Statement of Publication of October 11, 2022 meeting minutes published October 20, 2022-Thomas County Herald
7. Approval of October 11, 2022 regular meeting minutes
- 8.

Chairman – Recess regular meeting

Chairman – Open public hearing

Petition to Planning Commission to allow a Meat Processing facility in the AGR District as a permitted special use permit

Chairman - Close public hearing

Chairman – Reconvene Regular Meeting

9. Discussion/Action regarding proposed changes to the AGR district by Xavier & Connie Garza, Seneca NE
10. Public Comment
11. Adjourn