

Agenda of the
THOMAS COUNTY PLANNING COMMISSION
Regular Meeting
March 9, 2023 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 9, 2023 regular meeting published February 23, 2023 Thomas County Herald
5. Adoption of March 9, 2023 agenda
6. Statement of Publication of October 19, 2022 meeting minutes published October 27, 2022- Thomas County Herald
7. Approval of October 19, 2022 regular meeting minutes

Chairman – Recess regular meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/85111715843?pwd=bjY3MzVLRndDK1NoeFBLMEFXTGRkUT09>

Meeting ID: 851 1171 5843

Passcode: 304642

One tap mobile

+12532158782,,85111715843#,,,,*304642# US (Tacoma)

+13462487799,,85111715843#,,,,*304642# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 719 359 4580 US

+1 253 205 0468 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 689 278 1000 US

Meeting ID: 851 1171 5843

Passcode: 304642

Find your local number: <https://us02web.zoom.us/j/85111715843>

Applicant:

Verizon

-over-

Proposed Use: 298' Cell Phone Tower

Proposed Location: Township 22 North, Range 26 West, Sixth P.M., Thomas County,
Nebraska: Pt. NE1/4 Section 2

Current Zoning District of Proposed Location: AG District

Close Public Hearing

Chairman – Reconvene Regular Meeting

8. Discussion/Action regarding Special Use Permit application from Verizon for cell phone tower located in Pt. NE1/4 Section 2, Township 22 North, Range 26 West, Sixth P.M.
9. Review/Revise changes to Thomas County Zoning Regulations
10. Review/Revise Thomas County Comprehensive Plan
11. Public Comment
12. Adjourn

7J LAND & CATTLE, LLC
DARRELL & PATRICIA ANDERSEN
RILEY A ANDERSEN
S. BRENT ANDERSON
JOHN R. AYRES
RANDY & ROBERTA BARNES
BATES RANCH PARTNERSHIP
BOARD OF EDUCATION SCHOOL TRUST LANDS
JIMMIE JOE CARR
WESLEY MARK CARR
MIC & MELANIE COFFMAN
MICHAEL & PEGGY COFFMAN
REBECCA J COLLIER
CAROL CONARD
CONSOLIDATED TELEPHONE COMPANY
GARY & KAY COOPER
LINDA COWDIN
MILDRED COWDIN
DUSTIN CUMMINGS, ET AL
LOREN EATON
RONALD & CAROLYN EDWARDS
KRIS & KRISTIN GANOUNG
RICHARD & KRISTI GILES
JOSH HALL
HALSEY RURAL FIRE DEPARTMENT
NATHAN & LINDSEY HANSON
RHONDA HATFIELD
LEO & WILMA HEINOWSKI
TIM & LYNN HENRY
JULIA HESSELTINE
JAMES & COLLEEN HIGGINS
PAUL & SALLY RODOCKER-HOOS
HSCC MIDDLE LOUP LLC
CALEB & ALAINA JENSEN
STEVEN E & BETTY J JOHNSON
THOMAS R & PATRICIA KEENEY

MORDEKYE ALLEN LAYMAN
MARILYN LINDLY
DALE MANCHESTER
ADAM & LISA MARTEN
MELVA MARTEN C/O ADAM MARTEN
DAVE MASEK
MIDWEST PARTITIONS INC
MIDWESTERN POSTAL REALTY HOLDINGS, LLC
JOHN M MILLER, II
ORVAL L & JUDITH D MONINGER
MOUNTAIN TOWER & LAND LLC
SHERRILYN D MULLIGAN
NEBRASKA DEPT OF ROADS
CHERYL NEIMAN C/O TEGWIN GRACEY
KEITH NORWOOD
BRAD & PAULA POKORNY
DENNIS & KAREN POKORNY
REDWOOD INN, LLC
JULIA RHOADES-CARR
DANIEL P & CAROLYN RIGGS
BRYAN RODOCKER
DENNIS & DIANNA RODOCKER
WAYNE & SHERYL RODOCKER
MARK ROSS
SANDHILL SUTTON'S REAL ESTATE, LLC
MICHAEL SCHAEFFER
SCHOOL DISTRICT #71
COLE & JONNIE SEELEY
JOSEPH R SHOWN
SISTERS RANCH HOLDINGS, LLC
TERRI STUELPNAGEL
CHAD J & REBECCA D SUTTON
CECIL SWISHER C/O JIM SWISHER
RETA TEAHON
RONALD TROYER
UNITED CHURCH OF CHRIST-HALSEY
VILLAGE OF HALSEY
VOLUCER DIAMAS ENT, LTD C/O DAVID ROGERS

Agenda of the
THOMAS COUNTY PLANNING COMMISSION
Regular Meeting
April 5, 2023 at 6:00 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 4, 2023 regular meeting published March 23, 2023
Thomas County Herald
5. Adoption of April 4, 2023 agenda
6. Statement of Publication of March 9, 2023 meeting minutes published March 16, 2023-Thomas
County Herald
7. Approval of March 9, 2023 regular meeting minutes
8. Review/Revise changes to Thomas County Zoning Regulations
 - Develop VAD District (Village Area Development District)
9. Discussion/Action regarding election of officers
 - Chairman
 - Vice Chairman
 - Secretary
10. Review/Revise Thomas County Comprehensive Plan
11. Public Comment
12. Adjourn

Agenda of the
THOMAS COUNTY PLANNING COMMISSION
Regular Meeting
April 17, 2023 at 9:00 a.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 17, 2023 regular meeting published April 6, 2023 Thomas County Herald
5. Adoption of April 17, 2023 agenda
6. Statement of Publication of April 5, 2023 meeting minutes published April 13, 2023-Thomas County Herald
7. Approval of April 5, 2023 regular meeting minutes
8. Discussion/Action regarding election of officers
 - Chairman
 - Vice Chairman
 - Secretary

Open Public Hearing

Applicant: Cay & Stephanie Ewoldt

Proposed Use: Small campground, pond and proposed kennel

Proposed Location: Township 23 North, Range 28 West, Sixth P.M., Thomas County, Nebraska: Tract of land located in SW1/4 Section 9

Current Zoning District of Proposed Location: AGR District

Close Public Hearing

9. Discussion/Action regarding Cay & Stephanie Ewoldt special use permit application
10. Discussion/Action regarding developing a VAD District (Village Area Development District)
11. Review/Revise Thomas County Zoning Regulations
12. Review/Revise Thomas County Comprehensive Plan
13. Public Comment
12. Adjourn

Agenda of the
THOMAS COUNTY PLANNING COMMISSION
Regular Meeting
May 23, 2023 at 6:00 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 23, 2023 regular meeting published May 11, 2023 Thomas County Herald
5. Adoption of May 23, 2023 agenda
6. Statement of Publication of April 17, 2023 meeting minutes published April 27, 2023-Thomas County Herald
7. Approval of April 17, 2023 regular meeting minutes

Open Public Hearing

Proposed changes to create a VAD District

Close Public Hearing

8. Discussion/Action regarding VAD District regulations
Lorissa Hartman is inviting you to a scheduled Zoom meeting.

Topic: May 23, 2023 Thomas County Planning Board Meeting
Time: May 23, 2023 06:00 PM Central Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/89743056141?pwd=SGpXaUxQNjJsVjk2NTdxOU5FQVpFdz09>

Meeting ID: 897 4305 6141
Passcode: 659391
One tap mobile
+16694449171,,89743056141#,,,,*659391# US
+16699009128,,89743056141#,,,,*659391# US (San Jose)

Dial by your location
+1 669 444 9171 US
+1 669 900 9128 US (San Jose)
+1 719 359 4580 US
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 646 931 3860 US
+1 689 278 1000 US
+1 301 715 8592 US (Washington DC)
+1 305 224 1968 US

+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 360 209 5623 US
+1 386 347 5053 US
+1 507 473 4847 US
+1 564 217 2000 US
+1 646 558 8656 US (New York)
Meeting ID: 897 4305 6141
Passcode: 659391

Find your local number: <https://us02web.zoom.us/j/89743056141>

Open Public Hearing

Applicant #1: Industrial Tower West, LLC/Verizon
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

Applicant #2: Industrial Tower West, LLC/Verizon
Proposed Use: Co-locate equipment on existing tower site
Proposed Location: Township 24 North, Range 30 West, Sixth P.M., Thomas County, Nebraska: Tract of land located in NW1/4 Section 28
Current Zoning District of Proposed Location: RC District

Close Public Hearing

9. Discussion/Action regarding Special Use Permit application #1, Tract of land located in W1/2 Section 26, Township 21 North, Range 28 West (Dismal)
10. Discussion/Action regarding Special Use Permit application #2, Tract of land located in NW1/4 Section 28, Township 24 North, Range 30 West (Seneca)
11. Discussion/Action regarding EV charging stations in the Zoning Regulations
12. Discussion/Action regarding permitting process for Co-Locate towers
13. Review/Revise Thomas County Zoning Regulations
14. Review/Revise Thomas County Comprehensive Plan
15. Public Comment
16. Adjourn

Seneca Tower Landowners

HARDY, TRUSTEE	MARJORIE
MOST LAND & LIVESTOCK CO, LLC	
ANSLEY	RODNEY A & SANDRA J
BROWELEIT	ROBERT C & CONNIE L
BROWN	ROYCE & PAULINE
T & R LICKING LAND LLC	
MOUNTAIN TOWER & LAND LLC	

Dismal Tower Landowners

PAXTON RANCH, INC

THE NEBRASKA LAND TRUST INC

RUSSELL

SUE & GAROLD

MOUNTAIN TOWER & LAND LLC

FIGARD, DEAN

ANDERSEN, ALLEN D & DIANE J ANDERSEN, CHAD

ALLEN, DIANE & CHAD

CUSTER PUBLIC POWER DISTRICT

STEFFEN

BRENT & JANET