

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)

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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 18<sup>th</sup> or 25<sup>th</sup>, 2019, 2:00 p.m.**
11. Public Comment
12. Adjourn