

Thomas County Board of Adjustment

December 5, 2017

The Thomas County Board of Adjustment convened in open and public session at 2:06 p.m., December 5, 2017 in the courtroom of the Thomas County Courthouse, Thedford, NE. Members present were Jay Jones, Terri Licking, Charles Daly and Mark Nutter. Absent – Dennis Hoffman and Bethany Johnston. Also present were Thomas County Zoning Administrator Lorissa Hartman, County Attorney Kurt Arganbright, Carolyn Warren, Dixie Hoffman, Twyla Witt, Tom Witt, Allen Ewoldt, Sandy Booth, Andrea Thomas, and Richard Jameson.

Chairman Jones declared quorum.

Chairman Jones stated public meeting guidelines are posted as required by law and copies are available, if requested. Notice of meeting was given by publication in the Thomas County Herald on November 23, 2017. Email notification was given to Co-Applicant Doak Raulston of Vaquero Ventures on November 14, 2017. Co-Applicant Opheim Booth Repair and landowners (list of landowners on file in County Clerk office) within a one mile radius of the proposed site were notified by mail on November 14, 2017.

Motion made by Daly and second by Nutter to adopt the December 5, 2017 agenda. Roll call vote: Ayes – Licking, Daly, Nutter, Jones. Nays – none. Absent – Hoffman, Johnston. Motion carried.

Chairman Jones opened the public hearing at 2:08 p.m.

Board member Daly asked that the Chairman state what authority the board was making the decision on. The parking variance would be the only comments to be heard at this hearing. The County Attorney then read the statutes for approving a variance.

Sandy Booth stated that there is not enough room for the required 46 parking stalls and feels that 30 stalls would be adequate. She also stated the benefits of adding another business to the county, more jobs and added value to the tax roll.

Richard Jameson spoke on concerns if there was not adequate parking for semis or pickups with horse trailers, would the overflow reach out onto the highway or county roads. The safety with the increased traffic on both highway 83 and highway 2 were a concern.

Tom Witt urged that the board not allow the variance.

Terri Licking voiced her concern that no representative was present at the meeting.

Dixie Hoffman asked for clarification on the location of the driveway and was also concerned with the speed of traffic on the highway and intersection.

No other comments to the board.

Chairman Jones closed the public hearing at 2:21 p.m.

Motion made by Nutter and second by Daly to deny the variance request from Opheim Booth Repair and Vaquero Ventures on Zoning Regulation 7.2(7) off street parking. Roll call vote: Ayes – Daly, Nutter, Jones, Licking. Nays – none. Absent – Hoffman, Johnston. Motion carried.

Chairman Jones adjourned the meeting at 2:24 p.m.

Respectively submitted by:

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Lorissa Hartman

Thomas County Zoning Administrator