

Thomas County Planning Commission  
Meeting Minutes  
February 21, 2018

The Thomas County Planning Commission convened in open and public session at 2:02 p.m., February 20, 2018 in the courtroom of the Thomas County Courthouse, Thedford NE. Members present were Mark Nutter, Lemoyne Dailey, Carolyn Warren, Alan Atkins, Larry Haake, Miles Maseberg, Judy Rath arrived at 2:03 p.m. Absent were Bob Childers and Jim Purdum. Also present were Thomas County Zoning Administrator Lorissa Hartman, Chris Huenke-Paulsen Inc., Mel Coffman, Merrial Rhoades and Ann Warren.

Chairman Nutter stated open 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 February 8, 2018 along with landowners HSCC Middle Loup LLC, John Seeley, Sherrilyn Mulligan, Garrett Carter, Randy Barnes, Village of Halsey and Blaine County notified by mail.

Motion made by Dailey and second by Atkins to adopt the February 20, 2018 agenda. Roll call vote: Ayes – Maseberg, Dailey, Haake, Rath, Atkins, Warren, Nutter. Nays – none. Absent – Childers, Purdum. Motion carried.

Motion made by Atkins and second by Maseberg to approve the November 21, 2017 planning commission minutes as published in the Thomas County Herald on November 30, 2017. Roll call vote: Maseberg, Haake, Atkins, Warren, Rath, Dailey, Nutter. Nays – none. Absent – Purdum, Childers. Motion carried.

Chairman Nutter opened the public hearing at 2:04 p.m.

Chris Huenke of Paulsen Inc answered questions from the board. He explained the plant would be put in this spring and would be out by this fall. The plant site would cover approximately 6 to 7 acres.

No public comments.

Chairman Nutter closed the public hearing at 2:07 p.m.

Motion made by Haake and second by Dailey to approve recommendation to the Thomas County Board of Commissioners for the Special Use Permit application of Paulsen Inc for the portable asphalt plant located in the SE1/4 Section 33, Township 23, Range 26 West. Roll call vote: Ayes – Haake, Atkins, Warren, Nutter, Maseberg, Rath, Dailey. Nays – none. Absent – Purdum, Childers. Motion carried.

The board reviewed the latest changes to the zoning regulations and made corrections where necessary. The board then reviewed the solar energy portion of the regulations. The zoning administrator will make the suggested changes and contact the county attorney with the questions from the board.

Public comment:

Mel Coffman questioned why the setbacks for solar aren't the same as the setbacks for confinement facilities. She also expressed concern about the fee for a solar farm.

No other public comment at this time.

Chairman Nutter adjourned the meeting at 3:53 p.m.

Thomas County Zoning Administrator  
Lorissa Hartman