

Thomas County Planning Commission
Meeting Minutes
March 15, 2019

The Thomas County Planning Commission convened in open and public session at 1:45 p.m., March 15, 2019 in the courtroom of the Thomas County Courthouse, Thedford NE. Members present were Mark Nutter, Bobbi Scott, Carolyn Warren, Al Atkins, Miles Maseberg, Jay Jones, board member Lemoyne Dailey arrived at 1:48 p.m. Absent were Bob Childers and Larry Haake. Also present were Zoning Administrator/County Clerk Lorissa Hartman, Keith Carl of Hanna:Keelan, Sheriff Gary Eng, Tom Witt, Twyla Witt, Seth Ray, Lee Ray, Becca Ray, Alan Haumann, Ronda Haumann, Merrial Rhoades, Judy Rath, Tyler Rath, and Mel Coffman.

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 28, 2019. Landowners within one (1) mile were mailed written notice of the hearing on February 21, 2019. List of landowners can be seen in the Clerk's office.

Motion made by Atkins and second by Jones to adopt the March 15, 2019 meeting agenda. Roll call vote: Ayes -Jones, Nutter, Scott, Atkins, Warren, Maseberg. Nays -none. Absent – Childers, Dailey, Haake. Motion carried.

Motion made by Warren and second by Scott to approve the November 20, 2018 planning commission minutes as published in the Thomas County Herald on December 6, 2018. Roll call vote: Ayes – Maseberg, Warren, Jones, Scott, Atkins, Nutter. Nays – none. Absent – Dailey, Haake, Childers. Motion carried.

Chairman Nutter opened the public hearing for the special use permit for Site Acquisitions (US Cellular) at 1:48 p.m. The board reviewed the permit application for US Cellular. Ronda Haumann asked that the tower continue to keep lights on as red in the evenings. No other comments were heard at this time.

Chairman Nutter closed the public hearing at 1:53 p.m. and reconvened the regular meeting.

Motion made by Atkins and second by Jones to make the recommendation to approve the Special Use Permit for the Thomas County Board of Commissioners. Roll call vote: Ayes – Jones, Atkins, Dailey, Nutter, Maseberg, Warren, Scott. Nays – none. Absent- Haake, Childers. Motion carried.

Motion made by Warren and second by Atkins to leave the officers the same, Chairman Mark Nutter, Vice Chairman Carolyn Warren and Secretary Lemoyne Dailey. Roll call vote: Ayes – Warren, Scott, Jones, Atkins, Dailey, Maseberg, Nutter. Nays – none. Absent – Haake, Childers. Motion carried.

Lee Ray addressed the board about changing the AGR district to allow dry bed cow calf confinement facilities or rezoning his land. He explained how the barn would be built with 12-18 inches of clay crushed limestone mixture below the barn. Some concerns and issues discussed were odor, the location to the river along with air flow through the building, bedding with cornstalks, and the compost of the waste.

Motion made by Jones and second by Warren to pursue a public hearing to amend the AGR district to allow by special use permit a cow calf dry bed confinement facility. Roll call vote: Ayes – Nutter, Maseberg, Dailey, Atkins, Jones, Scott, Warren. Nays -none. Absent – Childers, Haake. Motion carried.

Public hearing will be scheduled for Thursday, April 18, 2019 at 2:00 p.m.

Keith Carl of Hanna:Keelan introduced himself and presented information on Hanna:Keelan to the board. He reviewed the comprehensive scope of work and time line to complete the plan and update the regulations. Discussion and information on preliminary census data on population, income, economic and agricultural was presented to the board. He presented information on the existing and future land use maps. The board was asked for information they would like added into the plan and regulations. Suggestions were that a nuisance ordinance should be included and to control the development of alternative energy.

Chairman Nutter asked for public comment.

Ronda Haumann stated that she would get information to Lorissa on the wellhead protection ordinance for the Village of Thedford.

Twyla Witt requested the board name Hwy 2 as a Scenic Byway in the comprehensive plan.

No other public comments at this time.

Chairman Nutter adjourned the meeting at 3:55 p.m.

