

Thomas County Planning Commission
Regular Meeting
November 4, 2021

The Thomas County Planning Commission convened in open and public session at 2:00 p.m., November 4, 2021 in the courtroom of the Thomas County Courthouse, Thedford, NE. Members present were Carolyn Warren, Shane Pettit, Linda Cowdin and Jay Jones. Absent – Royce Jennings, Bobbi Scott, and Miles Maseberg.

Chairman Jones 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 October 21, 2021 and mailed to landowners: MMN Limited Partnership, Arrow T Ranch, Board of Education School Trust Lands, Monte & Leslie Dickman, Finney Cattle Co, Brett Boyer, Colin & Janet Wilke, Mark Masek, Richard Ferguson, et al, and Dean & Chad Marsh.

Motion made by Warren and second by Cowdin to adopt the November 4, 2021 agenda. Roll call vote: Ayes – Jones, Cowdin, Pettit, and Warren. Nays – none. Absent- Maseberg, Scott, Jennings. Motion carried.

Motion made by Warren and second by Cowdin to approve the June 2, 2021 meeting minutes as published in the Thomas County Herald on June 10, 2021. Roll call vote: Ayes – Warren, Cowdin, Jones, Pettit. Nays – none. Absent – Scott, Maseberg, Jennings. Motion carried.

Chairman Jones recessed the regular meeting at 2:02 p.m. to open the public hearing.

Public hearing held on Special Use Permit filed by Brett Boyer for a cabin located in the Rural Conservation District. Legal description is SW1/4SE1/4; SE1/4SW1/4 Section 31-24-29.

Brett advised the board and public of his intentions for the use. At this current time there is no plan to place livestock or any income producing activity on this parcel. His intentions are to build a cabin for personal use.

Mike Finney questioned about the difference in zoning districts.

One question was received in the Clerk's office if there were any plans to rent out the property for any hunting. Brett Boyer answered that at this time that was not even considered.

No other questions from the Planning Board.

Chairman Jones closed the public hearing at 2:06 p.m.

Motion made by Cowdin and second by Pettit to recommend approval of the Special Use Permit for Brett Boyer. Roll call vote: Ayes – Cowdin, Pettit, Warren, Jones. Nays – none. Absent – Maseberg, Scott, Jennings. Motion carried.

No other public comment.

Chairman Jones adjourned the meeting at 2:07 p.m.

Thomas County Zoning Administrator
Lorissa Hartman