

Thomas County Planning Commission
Regular Meeting
January 5, 2022

The Thomas County Planning Commission convened in open and public session at 2:02 p.m., January 5, 2022 in the Commissioners meeting room of the Thomas County Courthouse, Thedford, NE. Members present were Royce Jennings, Shane Pettit, Miles Maseberg and Jay Jones. Absent – Bobbi Scott, Carolyn Warren, and Linda Cowdin. Also present were Thomas County Zoning Administrator Lorissa Hartman, Richard Jameson, Tanya Oseinger and Jeff Essman.

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 December 23, 2021 and mailed to landowners of record.

Motion made by Jennings and second by Pettit to adopt the January 5, 2022 agenda. Ayes – Maseberg, Jennings, Jones and Pettit. Nays – none. Absent – Scott, Cowdin, and Warren. Motion carried.

Motion made by Pettit and second by Jennings to approve the November 4, 2021 meeting minutes as published in the Thomas County Herald on November 11, 2021. Ayes – Pettit, Maseberg, Jones, and Jennings. Nays – none. Absent – Warren, Scott and Cowdin. Motion carried.

Chairman Jones recessed the regular meeting at 2:04 p.m. to open the public hearing.

Public hearing was held on Special Use Permit filed by Richard & Tammi Jameson for a barndominium
In PT. SE1/4 Section 9 – Township 23- Range 28 West, Sixth P.M., Thomas County Nebraska.

Richard advised the board that this will be a 30x60 building with the living quarters being 30x30 and the remainder being a garage. The original plan will be to utilize the building for family living quarters and afterwards it will be used as an Air B & B. He stated that both the septic and well will be registered.

Richard stated that he believed it was best to keep this property zoned as commercial since it will eventually be used as the Air B & B.

No other questions or concerns about the permit were voiced.

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

Motion made by Maseberg and second by Jennings to recommend approval of the Special Use Permit filed by Richard Jameson to the Thomas County Board of Commissioners. Ayes – Jones, Jennings, Pettit and Maseberg. Nays – none. Absent – Cowdin, Warren and Scott. Motion carried.

Motion made by Maseberg and second by Pettit to keep all officers the same as last year and to cease nominations and cast a unanimous ballot. Ayes – Pettit, Jones, Maseberg and Jennings. Nays – none. Absent – Warren, Scott, and Cowdin.

Chairman – Jay Jones

Vice Chair – Carolyn Warren

Secretary – Bobbi Scott

Discussion was held on revisions to the Comprehensive Plan and Zoning Regulations. Discussion was held on the concerns of conservation easements. Some Counties have been denying conservation easements and the planning board would like to obtain more information on this subject. Concerns were voiced on the 30x30 plan and conservation easements. The board decided to have another meeting on February 24th at 4:30 p.m., so that more information can be obtained on this subject.

No public comment.

Chairman Jones adjourned the meeting at 2:26 pm.

Thomas County Zoning Administrator

Lorissa Hartman