

Thomas County Planning Commission  
Regular Meeting  
April 6, 2022

The Thomas County Planning Commission convened in open and public session at 4:00 p.m., April 6, 2022 in the Commissioners meeting room of the Thomas County Courthouse, Thedford, NE. Members present were Royce Jennings, Bobbi Scott, Linda Cowdin, Miles Maseberg and Jay Jones. Absent were Carolyn Warren and Shane Pettit. Also present were Thomas County Zoning Administrator Lorissa Hartman and present by Zoom were Jeff Noseworthy-Industrial Tower and County Attorney Kurt Arganbright.

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 March 24, 2022.

Motion made by Maseberg and second by Scott to adopt the April 6, 2022 agenda. Roll call vote: Ayes - Jones, Maseberg, Cowdin, Scott and Jennings. Nays – none. Absent – Warren, Pettit. Motion carried.

Motion made by Cowdin and second by Scott to approve the February 24, 2022 meeting minutes as published in the Thomas County Herald on March 3, 2022. Roll call vote: Ayes – Maseberg, Jennings, Scott, Cowdin, Jones. Nays – none. Absent – Warren, Pettit. Motion carried.

Chairman Jones recessed the regular meeting at 4:01 p.m. to enter into the public hearing.

Jeff Noseworthy of Industrial Tower reviewed with the Planning Commission what the plans were to add T-Mobile equipment onto their existing towers located South of Thedford and North of Halsey. He also explained that Industrial Tower owns the tower and Mountain Tower & Land owns the land under the towers. No other questions were had by the board or the public.

Chairman Jones closed the public hearing at 4:03 p.m. and opened the regular meeting.

Motion made by Maseberg and second by Cowdin to recommend approval of the Special Use Permit applications #2022-2 and #2022-3 for Industrial Tower West, LLC/T-Mobile to the Thomas County Board of Commissioners. Roll call vote: Ayes – Cowdin, Maseberg, Jones, Scott, Jennings. Nays – none. Absent- Pettit, Warren. Motion carried.

Discussion was held on adding language into the Thomas County Comprehensive Plan on conservation easements. The County Attorney reviewed the suggested language and discussed what should be added or taken out. Chairman Jones said that he would make the suggested changes and provide the information to the Zoning Administrator. Public hearings will be held to make these changes at a later date.

Discussion was also held on adding additional language to 5.14, 5.3 and 5.44 to say that “No permit shall be required for infrastructure changes, such as updating/changing out equipment on existing towers as long as there are no changes to height, structural integrity or footprint.”

These changes will also require a public hearing to change.

No public comment.

Chairman Jones adjourned the meeting at 4:44 p.m.

Thomas County Zoning Administrator  
Lorissa Hartman