

Thomas County Planning Commission
Meeting Minutes
September 14, 2022

The Thomas County Planning Commission convened in open and public session at 2:00 p.m., September 14, 2022 in the Commissioners meeting room of the Thomas County Courthouse, Thedford, NE. Members present were Royce Jennings, Bobbi Scott, Carolyn Warren and Jay Jones. Absent were Shane Pettit, Linda Cowdin and Miles Maseberg. Also present were Thomas County Zoning Administrator Lorissa Hartman, Dave Sands-Nebraska Land Trust, Brent Steffens and present by Zoom were Thomas County Attorney Kurt Arganbright and Rich Kotite-Agent for T-Mobile.

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 September 1, 2022.

Motion made by Warren and second by Scott to adopt the September 14, 2022 agenda. Roll call vote: Ayes – Jones, Warren, Scott, Jennings. Nays – none. Absent – Maseberg, Cowdin, Pettit. Motion carried.

Motion made by Scott and second by Jennings to approve the April 6, 2022 meeting minutes as published in the Thomas County Herald on April 14, 2022. Roll call vote: Ayes – Warren, Jennings, Scott, Jones. Nays – none. Absent – Maseberg, Cowdin, Pettit. Motion carried.

Discussion began on the application for Conservation Easement with Brent Steffens and Nebraska Land Trust. Questions on the right of way easement for the county road and bridge were discussed. The Thomas County Highway Superintendent will be consulted to see if an existing easement exists for Daly Lane. Concerns about future road/bridge projects were discussed and questioned. The question was asked if any land that Nebraska Land Trust has on an existing conservation easement, if the road became an issue and needed moved or widened. Dave Sands reported that they did have this issue on a Conservation Easement in Washington County and the road project was approved and allowed to happen.

The main reason of the Conservation Easement is to keep this land as AG purposes and not be developed for Commercial purposes.

Brent Steffens addressed this as a property rights concern as long as it doesn't affect neighboring landowners. The main concern is to keep this land as agricultural purpose and not divide to develop into commercial use. Money earned from the conservation easement will be used to purchase bigger tree cutting equipment to help control the cedar trees.

Motion made by Warren and second by Scott to recommend approval of the Conservation Easement to the Thomas County Board of Commissioners. Roll call vote: Ayes – Warren, Jones, Scott, Jennings. Nays – none. Absent – Cowdin, Pettit, Maseberg. Motion carried.

The Thomas County Board of Commissioners will review the Conservation Easement application at their October 18th meeting.

Chairman Jones recessed the regular meeting at 2:29 p.m. to enter into the Public Hearing for the T-Mobile Special Use permit application.

Chairman Jones opened the hearing at 2:30 p.m.

Rich Kotite, representative from T-Mobile presented the application to add equipment onto the existing tower located in pt. of SE1/4 Section 33, Township 24 North, Range 28 West. The site lease agreement with Consolidated Long Distance and Custer Public Power District has been completed.

No public questions or concerns were received on this project.

Chairman Jones closed the public hearing at 2:35 p.m.

Motion made by Jennings and second by Scott to recommend approval of the special use permit by T-Mobile to the Thomas County Board of Commissioners. Roll call vote: Ayes – Jennings, Scott, Warren, Jones. Nays – none. Absent – Pettit, Cowdin, Maseberg. Motion carried.

Chairman Jones adjourned the meeting at 2:35 p.m.

Thomas County Zoning Administrator
Lorissa Hartman