

Thomas County Planning Commission  
Meeting Minutes  
October 19, 2022

The Thomas County Planning Commission convened in open and public session at 2:00 p.m., October 19, 2022 in the Commissioners meeting room of the Thomas County Courthouse, Thedford, NE. The meeting was also available by zoom for anyone wanting to attend. Members present were Carolyn Warren, Linda Cowdin, Miles Maseberg, and Jay Jones. Member Shane Pettit arrived at 2:09 p.m. Absent were Bobbi Scott and Royce Jennings. Also present were Thomas County Zoning Administrator Lorissa Hartman and Xavier Garza.

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 6, 2022.

Motion made by Cowdin and second by Warren to adopt the October 19, 2022 agenda. Roll call vote: Ayes – Jones, Maseberg, Cowdin, Warren. Nays – none. Absent – Pettit, Scott, Jennings. Motion carried.

Motion made by Warren and second by Maseberg to approve the October 11, 2022 meeting minutes as published in the Thomas County Herald on October 20, 2022. Roll call vote: Ayes – Maseberg, Warren, Cowdin, Jones. Nays – none. Absent – Jennings, Scott, Pettit. Motion carried.

Chairman Jones recessed the regular meeting at 2:02 p.m. to open the public hearing for the petition to change the AGR District to allow meat processing facility as a permitted special use.

Xavier Garza went over the plans that they have to build a custom meat processing facility in Seneca. He stated that they had problems trying to lease a location in Mullen so finally decided to try and build the facility on property they purchased in Seneca. The Garza's have been approved for a grant to help build this facility. He has talked with several neighbors about his plans to build the facility and most have only expressed concerns about noise and smell. The current plan will be to process 5-6 beef per week. He has spoken with the DEQ and Department of Ag and discussed the plans to build underground holding tanks. The board questioned about expansion plans and he has figured this into his building plans. He would only look to process up to approximately 12 animals per week. He would have holding pens outside to hold the current 5-6 head per week. These corrals would be kept clean and rendering vehicles would come weekly to dispose of the offal. There would be cold storage to store the offal until the rendering vehicles arrived for cleanup. This facility would be only custom pack and not a USDA facility. He would also process wild game products, during season. Plans to landscape the lot and to put in trees on the south side of the property by the road to the cemetery.

No public comment. Xavier did have a letter from John & Theresa Thomas that he will provide to the Zoning Administrator.

Chairman Jones closed the public hearing at 2:31 p.m. and reconvened the regular meeting.

Motion made by Maseberg and second by Cowdin to accept the petition of Mr. Garza to amend the AGR District to allow for custom meat processing facility by a special use permit. Roll call vote: Ayes – Pettit, Cowdin, Warren, Jones, Maseberg. Nays – none. Absent – Scott, Jennings. Motion carried.

No public comment.

Chairman Jones adjourned the meeting at 2:43 p.m.

Thomas County Zoning Administrator  
Lorissa Hartman