

Thomas County Planning Commission
Meeting Minutes
March 9, 2023

The Thomas County Planning Commission convened in open and public session at 2:00 p.m., in the Commissioners meeting room of the Thomas County Courthouse, Thedford, NE. Members present were Bobbi Scott, Carolyn Warren, Miles Maseberg, and Jay Jones. Also present were Thomas County Zoning Administrator/County Clerk Lorissa Hartman, Thomas County Board representative Pam Moody and Jeffrey Skinner-representative of Verizon attending via Zoom.

Motion made by Maseberg and second by Scott to excuse the absent members, Royce Jennings, Shane Pettit and Linda Cowdin. Roll call vote: Ayes – Warren, Maseberg, Jennings, Scott. Nays – none. Absent – Jennings, Cowdin and Pettit. Motion carried.

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 February 23, 2023. And mailed to all landowners within the one mile jurisdiction.

Motion made by Scott and second by Warren to adopt the March 9, 2023 agenda. Roll call vote: Ayes – Jones, Maseberg, Warren and Scott. Nays – none. Absent – Cowdin, Pettit, and Jennings. Motion carried.

Chairman Jones recessed the regular meeting at 2:02 p.m. to open the public hearing for the special use permit for Verizon cell phone tower located in Pt. NE1/4 Section 2, Township 22 North, Range 26 West.

Mr. Jeffrey Skinner, Verizon representative, went over the application and specifications. This project originally started in 2009 with Alltel and now Verizon is ready to construct the tower. The tower will be self-supporting with no guy wires. No strobe light will be located on the tower, but a constant red light will be seen. Planning member Maseberg questioned whether there could be ice to drop off the tower during windy days. Mr. Skinner responded that the leased area is large enough that any ice droppings would fall within the leased area.

Zoning Administrator was asked if any letters or comments were received from the public. No written comments were received. A few phone calls or in person questions were received on the location of the proposed tower. One phone call received from an adjacent land owner, Brent Anderson, noting that he had no issue with the tower.

No other public comments during the hearing were received.

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

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

Discussion on changes to Zoning Regulations. The discussion of establishing a separate zoning district for the unincorporated Village of Seneca rather than have it in the AGR district. The Zoning Administrator provided a copy from Lincoln County Zoning Regulations for a VAD, Village Area Development District. The planning board asked if the Zoning Administrator could obtain a copy of Lincoln County's Land Use table. A workshop will be scheduled at a later date to be held at 6 p.m. or later.

Board members terms for renewal were discussed. At this time Planning Board member Bobbi Scott submitted a letter of resignation to be presented to the Thomas County Board of Commissioners.

No public comment at this time.

Chairman Jones adjourned the meeting at 2:21 p.m.

Thomas County Zoning Administrator
Lorissa Hartman