

Thomas County Planning Commission
Meeting Minutes
April 5, 2023

The Thomas County Planning Commission convened in open and public session at 6:01 p.m., in the Commissioners meeting room of the Thomas County Courthouse, Thedford, NE. Members present were Rahn Bek, Carolyn Warren, Linda Cowdin, Miles Maseberg and Jay Jones. Motion made by Warren and second by Maseberg to excuse absent members Jennings and Pettit. Roll call vote: Ayes – Bek, Warren, Cowdin, Maseberg, and Jones. Nays – none. Absent – Pettit, Jennings. Motion carried. Also present at the meeting was Thomas County Zoning Administrator/County Clerk Lorissa Hartman and Thomas County Board representative Pam Moody.

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 23, 2023.

Motion made by Cowdin and second by Bek to adopt the April 5, 2023 agenda. Roll call vote: Ayes – Jones, Maseberg, Cowdin, Warren, and Bek. Nays – none. Absent – Jennings, Pettit. Motion carried.

Motion made by Warren and second by Cowdin to approve the March 9, 2023 planning board minutes as published in the Thomas County Herald on March 16, 2023. Roll call vote: Ayes – Maseberg, Warren, Bek, Cowdin, Jones. Nays – none. Absent – Pettit, Jennings. Motion carried.

Discussion was held on developing a VAD District (Village Area Development District), this would currently cover any unincorporated communities in Thomas County. The Zoning Administrator presented information from both Lincoln County and Custer County. All board members agreed that they liked the information from Custer County and preceded to review specific land uses and adjust the requirements needed for Thomas County. The Zoning Administrator will try to have a completed draft for review at the April 17th meeting. Once the planning board decides that it is ready, a public hearing will be held for the public to comment.

No public comment at this time.

Chairman Jones adjourned the meeting at 7:34 p.m.

The next scheduled meeting will be held on Monday, April 17, 2023 at 9:00 a.m. in the Commissioners meeting room of the Thomas County Courthouse, Thedford, NE. An agenda will be kept continually current and available for public inspection in the office of the Thomas County Clerk during regular business hours. Additions to the agenda may be made up to 24 hours before the meeting.

Thomas County Zoning Administrator
Lorissa Hartman