

Thomas County Planning Commission
Meeting Minutes
April 17, 2023

The Thomas County Planning Commission convened in open and public session at 9:00 a.m., in the Commissioners meeting room of the Thomas County Courthouse, Thedford NE. Members present were Rahn Bek, Carolyn Warren, Miles Maseberg, and Jay Jones. Motion made by Bek and second by Warren to excuse absent board members of Jennings, Pettit and Cowdin. Roll call vote: Ayes – Jones, Maseberg, Warren and Bek. Nays – none. Absent – Jennings, Pettit and Cowdin. Motion carried. Also present were Thomas County Zoning Administrator/County Clerk Lorissa Hartman, Thomas County Board representative Pam Moody, Cay Ewoldt, Joe Buechler, Twyla Witt and Tom Witt.

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 April 6, 2023.

Motion made by Warren and second by Maseberg to adopt the April 17, 2023 agenda. Roll call vote: Ayes – Jones, Maseberg, Warren and Bek. Nays – none. Absent – Cowdin, Pettit, Jennings. Motion carried.

Motion made by Warren and second by Bek to approve the April 5, 2023 planning board minutes as published in the Thomas County Herald on April 13, 2023. Roll call vote: Ayes – Maseberg, Warren, Bek and Jones. Nays – none. Absent – Jennings, Cowdin, Pettit. Motion carried.

Motion made by Warren and second by Bek to keep the same Officers of Chairman, Vice Chair and Secretary. Previous secretary was Bobbi Scott and is no longer on the board. Motion made by Warren and second by Jones to elect Rahn Bek as the Secretary. Roll call vote: Ayes – Warren, Jones, Bek, Maseberg. Nays – none. Absent – Pettit, Cowdin, Jennings. Motion carried.

Chairman – Jay Jones

Vice Chair – Carolyn Warren

Secretary – Rahn Bek

Chairman Jones opened the public hearing at 9:03 a.m.

Board member Jennings arrived at 9:06 a.m.

Cay Ewoldt explained the proposed uses for his property. Not all projects are expected to start right away. Most projects will be in phases. The first project to begin will be the campgrounds and shower house. The proposed dog daycare and boarding will be leased out to another individual to run. The material from the pond project will be used on the campground pads.

Discussion was held on the access off of Maple Street for large campers. Cay reported that it felt the access would be adequate and noted that the previous landowner did own a large camper also.

Discussion was held on the portion of the application that pertained to the Air BnB, at this time the zoning regulations in Thomas County do not cover this type of use. The board discussed that they would need to look into adding the use into regulations at a later date. Cay reported that this phase of the application would come at a later date.

Tom & Twyla Witt wanted to express their support of the application. No other public comment was given.

Chairman Jones closed the public hearing at 9:12 a.m.

Motion made by Maseberg and second by Bek to recommend approval of the Ewoldt application for the campground, kennel and pond to the Thomas County Board of Commissioners. Roll call vote: Ayes – Bek, Jones, Jennings, Warren, Maseberg. Nays – none. Absent – Cowdin, Pettit. Motion carried.

Discussion was held on the drafted information for the VAD District. The board reviewed the draft and made a few adjustments to the document presented. A public hearing will be held on Tuesday, May 23rd at 6:00 p.m. to receive comments on the development of the VAD District for the Thomas County Zoning Regulations. No action taken today.

No other public comment.

Chairman Jones adjourned the meeting at 9:36 a.m.

The next scheduled meeting will be held on Tuesday, May 23, 2023 at 6:00 p.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