

Thomas County Planning Commission

September 22, 2026

Meeting Minutes

The Thomas County Planning Commission convened in open and public session at 2:03 p.m., Tuesday, September 22, 2026, in the Commissioners meeting room at the Thomas County Courthouse, Thedford, NE. Members present were Rahn Bek, Carolyn Warren, Mallory Sikes, Linda Cowdin. Absent – Ewoldt, Maseberg, Jennings. Motion made by Sikes and seconded by Warren to excuse the absent members. Roll call vote: Ayes – Bek, Warren, Cowdin, Sikes. Absent – Ewoldt, Maseberg, Jennings. Motion carried. Also present was Thomas County Zoning Administrator/County Clerk Lorissa Hartman and Brent Steffen.

Chair Bek stated open meeting guidelines are posted and copies are available, if requested.

Notice of meeting was given by publication in the Thomas County Herald on September 17, 2026.

Motion made by Warren and seconded by Sikes to adopt the September 22, 2026, agenda. Roll call vote: Ayes – Cowdin, Sikes, Warren, Bek. Nays – none. Absent – Ewoldt, Maseberg, Jennings. Motion carried.

Motion made by Sikes and seconded by Cowdin to approve August 12, 2026, meeting minutes as published in the Thomas County Herald on August 20, 2026. Roll call vote: Ayes – Warren, Bek, Cowdin, Sikes. Nays – none. Absent – Ewoldt, Jennings, Maseberg. Motion carried.

Conservation Easement application from Horseshoe Bar Ranch, LLC was reviewed. Chair Bek stated the legal descriptions and respective zoning districts, stating that most were in the AG District or RC (Rural Conservation) District and was found in agreeance with the Thomas County Comprehensive Plan.

Motion made by Cowdin and seconded by Sikes to recommend approval of the conservation easement application of Horseshoe Bar Ranch LLC. Roll call vote: Ayes – Sikes, Bek, Warren, Cowdin. Nays – none. Absent – Ewoldt, Jennings, Maseberg.

Conservation Easement application from Monsour Ranch was reviewed.

Chair Bek again stated the legal descriptions and respective zoning districts, stating that most were in the AG District or RC (Rural Conservation) District and was found in agreeance with the Thomas County Comprehensive Plan.

Motion made by Warren and second by Cowdin to recommend approval of the conservation easement application of Monsour Ranch. Roll call vote: Ayes – Bek, Warren, Sikes, Cowdin. Nays – none. Absent – Ewoldt, Jennings, Maseberg.

Thomas Count Zoning Administrator Lorissa Hartman reminded the board of the upcoming Zoom workshop on October 7th. This workshop will count towards the required education hours.

No public comment.

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

Thomas County Zoning Administrator
Lorissa Hartman