

Agenda of the
THOMAS COUNTY PLANNING COMMISSION
Regular Meeting
September 22, 2026 at 2:00 p.m.
Thomas County Courthouse, 503 Main St, Thedford, Nebraska

Regular Meeting

1. Call to Order
2. Roll Call/Excused Absences
3. Nebraska Open Meetings Act Statement

This meeting of the Thomas County Planning Commission has been properly advertised and is being conducted under the guidelines of the Nebraska Open Meetings Act. A copy of the open meetings Act is posted on the north wall of the Commissioners meeting room. Copies of the Open Meetings Act statutes are also available to anyone attending this meeting and are also on file in the County Clerk's office.
4. Statement of publication for the September 22, 2026 regular meeting published September 17, 2026 Thomas County Herald
5. Adoption of September 22, 2026 agenda
6. Statement of Publication of August 12, 2026 meeting minutes published August 20, 2026 - Thomas County Herald
7. Approval of August 12, 2026 regular meeting minutes
8. Discussion/Action regarding proposed acquisition by Nebraska Land Trust regarding conservation easement on property owned Horseshoe Bar Ranch, LLC
Application #1 – Horseshoe Bar Ranch, LLC (3,250 acres)

Parcel #1 – All of Section 33-22-29 (AG District)
Parcel #2 – N1/2 Section 34-22-29 (AG District)
Parcel #3 – All of Section 35-22-29 (AG District)
Parcel #4 – N1/2, NW1/4SW1/4, N1/2NE1/4SW1/4) of Section 4-21-29 (AG & RC District)
Parcel #5 – E1/2NE1/4, NE1/4SE1/4 of Section 5-21-29 (RC District)
Parcel #6 – All of Section 16-21-28 (RC District)
Parcel #7 – All of Section 19-21-28 see exceptions (AG District)

Township 22 North, Range 29 West of the 6th P.M., Thomas County, Nebraska
Township 21 North, Range 29 West of the 6th P.M., Thomas County, Nebraska
Township 21 North, Range 28 West of the 6th P.M., Thomas County, Nebraska
9. Discussion/Action regarding proposed acquisition by Nebraska Land Trust regarding conservation easement on property owned by Monsour Ranch
Application #2 – Monsour Ranch (1,215 acres)

Parcel #1 – Lots One (1) and Two (2) and the S1/2NE1/4 (also known as the West Half), Pt. of Lots Three (3) and Four (4) and S1/3NW1/4, S1/2 lying East of County Road in Section 2-21-29 (AG District)
Parcel #2 – Lots Three (3) and Four (4) in the S1/2NW1/4, SW1/4 (also known as the West Half) of Section 1-21-29 (AG District)
Parcel #3 – E1/2NE1/4, E1/2W1/2NE1/4, E1/2SE1/4 of Section 11-21-29 (RC District)
Parcel #4 – NW1/4, Pt. S1/2SW1/4 lying North of the Dismal River in Section 12-21-29 (RC District)

Township 21 North, Range 29 West of the 6th P.M., Thomas County, Nebraska

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10. Public Comment

11. Adjournment

This agenda, which shall be kept continually current, shall be available for public inspection in the office of the Thomas County Clerk during normal business hours. Also available for public inspection will be any corresponding documentation that is provided to the Clerk's office prior to the meeting. Additions to the agenda may be made up to 24 hours before the meeting.