

PIERCE PLANNING AND ZONING MEETING-----JANUARY 16, 2018

President Paul Sedlacek called the meeting to order at 6:00 p.m. in the Pierce City Office. The following members were present: Jim Maas, Dave Bachman, Leon Janovy, Paul Sedlacek Chris Kallhoff and Zoning Administrator – Chad Anderson. Absent: Lyndon DeJong and Doug Lesser. Guests: Jeff Dvorak and James Dvorak.

Minutes from the October meeting were approved as submitted.

Chris Kallhoff moved to open the hearing on the annexation of Willow Wood Subdivision Lot 1. (See exhibit A for full description) Leon Janovy seconded the motion. Discussion followed from the commission members and guests. Rocky Nolan present owner plans to sell lot 1, have it annexed to the city and divide the lot in two parcels. City water and sewer is available. Leon Janovy moved to close the hearing and Jim Maas seconded the motion. Those in favor: Jim Maas, Leon Janovy, Chris Kallhoff, Dave Bachman, and Paul Sedlacek. Opposed: None. Motion passed.

Chris Kallhoff moved to recommend to the Pierce City Council the approval of the annexation of Lot 1 of Willow Wood Subdivision. (See exhibit A for a full description) Dave Bachman seconded the motion. Discussion followed. Those voting in favor: Dave Bachman, Jim Maas, Chris Kallhoff, Leon Janovy and Paul Sedlacek. Opposed: None. Motion passed.

Jim Maas moved to open the hearing on the annexation of the Chase Warneke property South of the Fairgrounds. (See exhibit B for legal description) Dave Bachman seconded the motion. Discussion followed. A house is being built on part of the property that is in the city limits and part outside of the city limits. The property is a triangle. (126' X 264 X 296/294). Chris Kallhoff moved to close the hearing with a second from Dave Bachman. Those in favor: Leon Janovy, Jim Maas, Chris Kallhoff, and Dave Bachman. Paul Sedlacek abstained. Opposed: None.

Leon Janovy moved to recommend to the Pierce City Council the annexation of the Chase Warneke property to the City of Pierce. (See exhibit B for legal description) Jim Maas seconded the motion. Discussion followed. Those voting in favor: Leon Janovy, Dave Bachman, Chris Kallhoff and Jim Maas. Paul Sedlacek abstained. Opposed: None. Motion passed.

Building permits were reviewed.

Jim Maas moved to adjourn with a second from Dave Bachman. All present voted in favor. Meeting adjourned at 7:04 p.m.

Leon Janovy, Secretary

Exhibit A. Willow Wood Addition Lot 1 located within the South ½ of the Northeast ¼ of the Southwest ¼ of Section 27, T 26N, R 2 West of the 6th P.M., Pierce County, Nebraska

Exhibit B. A certain track of land commencing at the Northwest corner of said Block Five (5), Mohr's Third Addition to the City of Pierce, Nebraska, running thence North 126 feet, running thence in Southeasterly direction 296 feet to the Northeast corner of said Block five (5), Mohr's Third Addition to the City of Pierce, Nebraska thence West 264 feet to the point of beginning, being a tract of land out of and a part of the North Half of the Northeast Quarter (N ½ NE ¼) of Section 27, T26 N, R2, West of the 6th P>M> Pierce County, Nebraska.