

PIERCE PLANNING & ZONING COMMISSION MEETING -----July 24, 2017

Chairman Lyndon DeJong called the meeting to order at 6:00 p.m. at the Pierce City Office. The following members were present: Lyndon DeJong, Paul Sedlacek, Doug Lesser, Jim Maas, Dave Bachman, and Chris Kallhoff. Absent: Leon Janovy. Also present were Chuck Micek, Verlyn Luebbe, and Charlie Hunt.

A motion was made by Jim Maas to approve the May 15, 2017 minutes. Doug Lesser 2<sup>nd</sup> the motion.

A motion was made by Paul Sedlacek to open a hearing to consider allowing a conditional use permit for the use of "self-storage units" within a C-2 (General Commercial) District located at Block 31, S ½ Lots 5 & 6 (62x132), Original Town, AND Block 31, S 40' of N ½ Lots 5, 6 & N 22' of E 12' Lot 6, Original Town. Doug Lesser 2<sup>nd</sup> the motion.

Charlie Hunt who was in attendance explained his plans for converting the former Jo Jo's bar into self-storage units. There would be a total of 9 units. 6 units to the east of the building would be 10 x 40. The other three units would be 23 ½ x 30. The 6 units would have separate doors facing to the south. The other three units would be accessible from the existing walk in door to the west facing Brown Street. The three units to the west would be used mostly for personal (non-automotive) storage. Charlie said the six units to the east would be too narrow for camper storage. The overhead doors would be 8 ft. wide and 8 ft. high. Charlie said there is an existing hard wood floor within the old bar with concrete underneath which he said was "like new". Charlie said that JNL Construction would be the contractor for the project. Charlie mentioned that Jeff Magdanz would like to rent out part of Charlie's building for storage. There would be no electricity or water within the self-storage units. There is currently a three bedroom apartment upstairs that has been occupied a few days a week by one of Charlie's employees. Charlie mentioned that he has considered the possibility of replacing the windows upstairs and possibly putting tin on the round asphalt roof. He is planning on removing the AC units that are attached to the building. As far as the south side of the building, Charlie thought the best thing to do would be to put up a steel beam and knock out the existing block for where the doors will go. There would be metal siding separating all of the units.

Verlyn Luebbe mentioned the fire that occurred to the Osmond grocery store and how he would be concerned that there would be flammable material within the storage area like gasoline for example. Verlyn said Charlie wouldn't know everything that is stored within the units. Verlyn also questioned whether or not there was a need for more self-storage units in Pierce naming off the other self-storage units within town and close by to Pierce such as the new storage units which are being built in Hadar.

Chad Anderson went over the fact that the conditional use permit shall be valid for a period of one year unless the Planning & Zoning Commission or the City Council specifies a longer period of time. Chad also went over the standards as outlined within Section 6.05 on page 66-67.

Chuck Micek said he was in attendance representing the Chamber of Commerce. Chuck asked what the property was zoned. Chuck said that some Chamber members were concerned about the lack of available space for new business within the downtown area. Chuck said that Pierce doesn't have much for commercial property throughout town. Chuck said he liked the idea of carry in storage where

everything would be accessible by one door. He said the outside appearance of the building would remain the same. Charlie didn't think there would be enough need for that kind of thing.

Lyndon DeJong read over the standards set forth on page 66-67 of the zoning regulations. The Board thought that 6.05.04 – 6.05.11 would not apply to the conditional use permit application as requested by Charlie Hunt.

The Board discussed possible conditions that could be included as part of the conditional use permit. Chris Kallhoff thought one of the conditions should be that no vehicles should be worked on or restored within or outside the storage units. Lyndon DeJong asked if the enforcing of the national building code could be included as a condition. One other condition brought up was that no parking of other vehicles outside the storage units should be allowed.

Jim Maas asked if a building permit was needed for the self-storage units and the restoration of the building. Chad said he couldn't approve a building permit without the conditional use permit being approved first.

After more discussion, the consensus of the board to table the conditional use permit request until the August 21<sup>st</sup> meeting. With this matter being tabled, the hearing itself would not have to be re-advertised.

Paul Sedlacek made a motion to table the decision on the conditional use permit until the August 21<sup>st</sup> meeting. Jim Maas 2<sup>nd</sup> the motion. A roll call vote was taken. The motion passed 4-0.

Jim Maas made a motion to close the hearing. Chris Kallhoff 2<sup>nd</sup> the motion.

Building permits were reviewed.

Doug Lesser made a motion to adjourn. Jim Maas 2<sup>nd</sup> the motion. The meeting adjourned at 7:15 p.m.

Submitted by Chad E. Anderson, Zoning Administrator