

Chairman Paul Sedlack opened the meeting at 6:00p.m. in the Pierce City Office. The following members were present: Leon Janovy, Paul Sedleck, Dave Bachman, Chad Theisen and Zoning Administrator-Chad Anderson. Absent: Jim Maas, Mark Luebe, and Doug Lesser. Tyler Smeal was a guest.

Minutes approved as submitted.

Leon Janovy moved to open the hearing for a zoning change for the Roger and Donna Young property from I-1 (Limited Industrial to MDR-1 (Medium Density Residential) on the following parcel of land (Homes Addition, Block 21 Lot 4 & 5, Pierce Nebraska). Dave Bachman seconded the motion. Discussion followed. In the future Roger will be selling these lots for residential development with the possibility of removing the storage sheds. Dave Bachman moved to close the hearing. Leon Janovy Seconded the motion. Those present voted yes (Dave Bachman, Leon Janovy, Chad Theisen and Paul Sedleck) Motion passed.

Dave Bachman move to recommend to the Pierce City Council a Zoning Change for the Roger and Donna Young property, Block 21 Lot 4 and 5 of the Holmes Addition, Pierce, Nebraska from I-1 (limited Industrial District) to MDR-1 (Medium Density District). Chad Theisen seconded the motion. Voting in favor: Chad Theisen, Leon Janovy, Paul Sedleck, and Dave Bachman. Motion passed. After further discussion the following voted in favor: Dave Bachman, Chad Theisen, Leon Janovy, and Paul Sedleck. Motion passed.

Tyler Smeal discussed his plans of starting an auto body shop repair business in the former flower shop South of the Home Town Market, in the old Buckendahl Building. He showed plans of remodeling the inside and stated there is room for a fence to store auto parts and will install an overhead door towards Brown Street. Upon completion the building will be state inspected. The planning commission members did not see any problems with the development of the auto body shop and told Tyler to proceed as planned.

Osborn Subdivision was discussed. Midwest Bank owns the property South of the Old City Dump (West of the Bus Barn). It was originally designed for 22 lots and the owners want to replat the property for ten lots with a cul-de-sac. They feel that larger lots would sell better. The old city dump to the North would not be a problem as the lots are 260 feet in depth. City water and sewer to the East end of the property has been paid for as well as the two intersections. Electrical would follow South of the old City Dump and enter the proposed lot changes from the West. The Board did not see any problems with their proposed changes to the Osborn Subdivision and told the owners to proceed with the changes and follow the Planning and Zoning regulations.

Building permits were reviewed.

Dave Bachman moved to adjourn with a second from Chad Theisen. Motion passed.

Leon Janovy - +Secretary