

PIERCE PLANNING & ZONING COMMISSION MEETING -----March 22, 2023

Vice Chairman Dave Bachman called the meeting to order at 6:00 p.m. The following members were present: Dave Bachman, Leon Janovy, Mark Luebe, Blaine Bockelman, and Zoning Administrator Chad Anderson. Absent: Chad Theisen, Paul Sedlacek, and Doug Lesser.

Minutes of the January 19, 2023 meeting were approved as submitted.

The first item of discussion was getting the Board's feedback on the possibility of Caleb Bierman constructing a shop for his business, Pinman Construction on the former LeRoy Clausen property. The property is currently zoned MDR-1 (Medium Density Residential). In order to put a shop there, the zoning of the property would need to be changed from MDR-1 to I-1 (Limited Industrial District) which is what the elevator is currently zoned. The Board's feelings were that they did not want to change the zoning of the property until they knew what LeRoy's intentions were for sure as it pertains to selling the property. The ideal scenario would be to have someone purchase the lot and build a new home at that location. No action was taken.

The second item of discussion was getting the Board's feedback on the possibility of allowing a "home occupation" at 504 W. Florence to operate a small engine repair business out of a detached garage. Braden Taylor who owns the home at 504 W. Florence had called Chad a few weeks ago. The Board discussed in detail if small engine repair was an eligible use under the home occupation regulations and whether the home occupation could be located within a detached garage and not the home. The Board's general feelings were that a small engine repair shop is needed in town but not at this particular location. The Board was concerned that a small engine repair business might result in mowers and other machinery sitting outside all of the time. They also felt that small engine repair did not fit the description of a home occupation and if allowed, it might create a precedent for whoever else might want to do a similar type of activity within a residential zoning district. No action was taken.

One zoning permit was reviewed.

Leon Janovy made the motion to adjourn. Blaine Bockelman 2nd the motion. The motion carried. The meeting adjourned at 6:28 p.m.