PIERCE PLANNING & ZONING COMMISSION MEETING ----------September 21, 2026

Chairman Paul Sedlacek called the meeting to order at 6:00 p.m. The following members were present: Chad Theisen, Blaine Bockelman, Paul Sedlacek, Craig Wachter, Dave Bachman and Zoning Administrator Chad Anderson. Also present was Jared Baumann.

Blaine Bockelman made a motion to approve the August 10th minutes. Dave Bachman 2nd the motion. The motion carried.

Chad Theisen made a motion to open the hearing for the consideration of amending the zoning regulations to allow shouses as a permitted conditional use within an LDR-1 District. Dave Bachman 2nd the motion. The motion carried.

There was discussion about the positives and negatives of allowing shouses within an LDR-1 District. The Board felt there were more positives than negatives. Some board members felt shouses are being built throughout the state and that things are moving in that direction. The exterior of some shouses can look better than others. One of the negatives is a shouse can end up looking like a machine shed. The main downside is the aesthetic appearance of a shouse compared to a traditional home. The Board felt if shouses were allowed to be built within a LDR-1 District, they would still have some control over what is build given the fact that the property owner has to get a conditional use permit if they want to build a shouse.

Chad Theisen made a motion to close the hearing. Blaine Bockelman 2nd the motion. The motion carried.

Dave Bachman made a motion to approve amending the zoning regulations to allow shouses as a permitted conditional use within a LDR-1 District. Blaine Bockelman 2nd the motion. A roll call vote was taken. The motion passed 5-0.

Building permits were reviewed.

Craig Wachter made a motion to adjourn. Blaine Bockelman 2nd the motion. The motion carried. The meeting adjourned at 6:32 p.m.