PIERCE PLANNING & ZONING COMMISSION MEETING ----------August 10, 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 were Chase Warneke, and Brody and Chelsea Unger.

Dave Bachman made a motion to approve the July 21st minutes. Chad Theisen 2nd the motion. The motion carried.

Dave Bachman made a motion to open the hearing for the consideration of the approval of a subdivision known as Sokol's 2nd Addition within the City's one mile zoning jurisdiction. Chad Theisen 2nd the motion. The motion carried.

Sokol's 2nd Addition consists of three rural lots located west of the trailer court. The area is currently zoned Low Density Residential (LDR-1). Access to the lots would be from H&N Blvd. The private driveway to the three lots would be located on the east side of the subdivision. Chad Anderson mentioned that the City is satisfied with the utility easements as shown on the subdivision plat. Chase Warneke and the Unger's are interested in purchasing Lots 2 & 3. Blaine Bockelman made the motion to close the hearing. Craig Wachter 2nd the motion. The motion carried.

Craig Wachter made a motion to recommend to the City Council the approval of the subdivision known as the Sokol's 2nd Addition within the City's one mile jurisdiction. Blaine Bockelman 2nd the motion. A roll call vote was taken. The motion passed 5-0.

Shouses were discussed as to the possibility of allowing them within an LDR-1 District. Chase Warneke and the Unger's explained to the Board as to what their building plans would look like for a shouse. The Planning & Zoning Commission had previously approved amending the zoning regulations to allow shouses within a Transitional District (not yet approved by the City Council). Allowing shouses within a LDR-1 District would require another set of hearings before the Planning and Zoning Commission and City Council. The consensus of the Board was to schedule a hearing for the regular meeting on September 21st.

Dave Bachman made a motion to adjourn. Chad Theisen 2nd the motion. The motion carried. The meeting adjourned at 6:38 p.m.