PIERCE PLANNING & ZONING COMMISSION MEETING ----------June 16, 2026

Chairman Paul Sedlacek called the meeting to order at 6:07 p.m. The following members were present: Chad Theisen, Josh Nichols, Blaine Bockelman, Paul Sedlacek, and Zoning Administrator Chad Anderson. Also present were Chase Warneke and Beau Collison.

Josh Nichols made a motion to approve the April 27th minutes. Blaine Bockelman 2nd the motion. The motion carried.

Chase Warneke wants to build a new home on the Collison brothers' property west of town within the City's one mile zoning jurisdiction. The property is within the Transitional Ag. District. Chase wants to build a home with steel siding and a steel roof. The exterior of the home looks like a shouse but the interior of the home will have more living space than garage area. The living space will have two levels. The garage door height will look like what is on a regular house. Chase would like to have an answer soon on whether or not he can build this structure at the proposed location as he would like to put his house up for sale in town before fall. Given the fact that shouses are a grey area as it pertains to the current zoning regulations, the consensus of the board was to have Chad set up a special meeting to discuss how to amend the zoning regulations to allow a shouse structure within a TA District. Chad will have some options for the Board to review at that time. There would then be a hearing to amend the zoning regulations at the regular meeting on July 20th.

Josh Nichols made the motion to open a hearing to consider approval on a conditional use permit for the use of a "recreational establishment" (Requested by the Pierce Wrestling Organization) within a C-2 General Commercial District at Original Town Block 31, Lots 7-8, Pierce, NE. Chad Theisen 2nd the motion. The motion carried. Beau Collison informed the Board that the Pierce Wrestling Organization is going to be purchasing the Gary Malishewski property east of Charlie's Bar. They want to construct an indoor youth facility to be used mainly for wrestling but the building could also be used for volleyball and basketball practices. There are around 120-150 youth involved with the boys and girls wrestling programs. All of the high school boys and girls wrestling practices would be held at this facility. The proposed building would be 85' x 120'. There would be diagonal parking to the south. Beau said that local contractors would help construct the building. After some discussion, Blaine Bockelman made a motion to close the hearing. Josh Nichols 2nd the motion. The motion carried.

Blaine Bockelman made a motion to recommend to the City Council the approval of a conditional use permit for the use of a "recreational establishment" (Requested by the Pierce Wrestling Organization) within a C-2 General Commercial District at Original Town Block 31, Lots 7-8. Josh Nichols 2nd the motion. A roll call vote was taken. The motion passed 4-0.

The next item of business was the consideration of allowing more than one principal building on a lot at Block 31, Lot 7-8 involving the construction of the proposed building owned by the Pierce Wrestling Organization. Given the fact that the existing building owned by Gary Malishewski will remain on the property, the regulation on page 37, 4.06.01 would apply here where it states, "Every building hereinafter erected, reconstructed, converted, moved or structurally altered shall be located on a lot or lots of record and in no case shall there be more than one principal building on a lot unless otherwise provided". According to 4.06.03, public or semi-public buildings can be an exception if recommended by the Planning Commission and approved by the City Council. After some discussion, Blaine Bockelman made a motion to allow more than one principal building on a lot at Block 31, Lots 7-8. Josh Nichols 2nd the motion. A roll call vote was taken. The motion passed 4-0.

Building Permits were reviewed.

Josh Nichols made a motion to adjourn. Blaine Bockelman 2nd the motion. The meeting adjourned at 6:45 p.m.