PIERCE PLANNING & ZONING COMMISSION MEETING ----------January 12, 2026

Chairman Paul Sedlacek called the meeting to order at 6:00 p.m. The following members were present: Chad Theisen, Josh Nichols, Blaine Bockelman, Leon Janovy, Paul Sedlacek, Dave Bachman, Craig Wachter, and Zoning Administrator Chad Anderson. Also present were Abby Simpson and Andrew Willis.

Dave Bachman made a motion to approve the November 10th minutes. Josh Nichols 2nd the motion. The motion carried.

Blaine Bockelman made a motion to open a public hearing for the consideration of a change of zoning from MDR-1 (Medium Density Residential) to C-2 (General Commercial) at Pierce Original Town Block 38, Lot 1 & Lot 2 & PT Lot 3 (23 x 26). Dave Bachman 2nd the motion. The motion carried.

Trent and Abby Simpson from Pierce want to start up a drive thru coffee shop on the Pam Buchholz lot where the flower shop used to be. Abby presented her plans to the Board. The drive thru entrance would come in from the north via Nebraska Street and exit to the alley south of the property. The coffee shop building would be 16 x 20 either built on site or a pre-fab building. It would be set on a concrete pad and anchored down. The location of the building appears to meet the setback regulations for a C-2 District. The drive thru would be a non-concrete surface but there would be a concrete return for the entrance coming off of Nebraska Street. The sidewalk would be repoured to match the surrounding elevation. As required, there would be a six-foot high fence constructed between the Simpson's lot and the lot to the west that is zoned residential. A drive thru coffee shop meets the definition of a fast food restaurant. A fast food restaurant is listed under the General Commercial uses as a permitted use.

After some more discussion, Josh Nichols made a motion to close the hearing. Chad Theisen 2nd the motion. The motion carried.

Dave Bachman made a motion to recommend to the City Council a zoning change from MDR-1 to C-2 for the property at Pierce Original Town Block 38, Lot 1 & Lot 2 & PT Lot 3 (23x26). Josh Nichols 2nd the motion. A roll call vote was taken. The motion passed 7-0.

Josh Nichols made a motion to open a public hearing for the consideration of an amendment of the Redevelopment Plan of the City of Pierce to include a redevelopment project utilizing tax increment financing. Craig Wachter 2nd the motion. The motion carried.

Andrew Willis, a TIF attorney from Lincoln hired by the Pierce Prosperity Foundation went over the details of the amendment to the redevelopment plan (The General Redevelopment Plan had been approved by the Planning and Zoning Commission at the November 10, 2025 meeting). Mr. Willis has worked with several other cities in the past as it relates to TIF projects. The project site is the five housing lots located south of the old dump within Phase 2 of the

Conewood Acres Subdivision. TIF is needed to fund the paving of the street serving these five lots. Without the utilization of TIF, the paving of the street would not be economically feasible. Mr. Willis explained to the Board how TIF works and what the TIF calculations are for this specific project.

After some more discussion, Josh Nichols made a motion to close the hearing. Leon Janovy 2nd the motion. The motion carried.

Josh Nichols made a motion to recommend to the City Council the approval of the amendment to the Redevelopment Plan of the City of Pierce to include a redevelopment project utilizing tax increment financing. Dave Bachman 2nd the motion. A roll call vote was taken. The motion passed 7-0.

Dave Bachman made a motion to adjourn. Josh Nichols 2nd the motion. The motion passed. The meeting adjourned at 6:40 p.m.