

President Bill Buckendahl opened the meeting at 6:00 p.m., on January 21, 2005 in the Pierce City Office. The following members were present: Maynard Abler, Leon Janovy, Kyle Simmons, Mike Steffen, Bill Buckendahl, Lyndon Dejong, Gerald Starkel and Zoning Administrator- Chad Anderson. Guests: Mr. and Mr. Monte Zierke.

Minutes were approved as submitted.

Gerald Starkel moved to open the hearing on the proposed zoning change for Mr. and Mrs. Zierke. Maynard Abler seconded the motion. Those voting in favor: Gerald Starkel, Lyndon Dejong, Bill Buckendahl, Leon Janovy, Maynard Abler, Mike Steffen, and Kyle Simmons. Those opposed: None. Motion Passed. Hearing opened at 6:06 p.m. Monte explained his plans for the building and property. He stated that he plans to put up a 6 – 8 foot wood fence along the east side of the property, store his garbage truck in the building and his wife would have a costume shop in one of the old classrooms. The football field, and Carnegie Library is presently zoned C-2 (General Commercial) and they would like to change the zoning from MDR-1 to C-2. No one was present to speak in opposition. Mike Steffen moved and Maynard Abler seconded the motion to close the hearing. Those voting in favor: Maynard Abler, Leon Janovy, Gerald Starkel, Bill Buckendahl, Lyndon Dejong, Kyle Simmons, and Mike Steffen. Opposed: None. Hearing closed at 6:20. Leon Janovy moved to: Recommend to the Pierce City Council that the property be changed to C- 2. (General Commercial) Kyle Simmons seconded the motion. Those voting in favor: Kyle Simmons, Leon Janovy, Maynard Abler, Bill Buckendahl, Gerald Starkel, Lyndon Dejong and Mike Steffen. Those opposed: none. Motion passed. ✕

A new automatic car wash that Wes Peters is thinking of building on the vacant property North of Highway 13, and East of Bob Altwine's property was discussed. Several concerns were raised. Zoning changes on part of the property, city does own a very small part of the property, drainage, what sewer would the wash water go into? is there enough room?, will there be a large dryer? and have the neighbors been contracted? No action taken as Chad reported that Wes wants to do more studying before he makes definite plans.

Dennis Hansen development was discussed. Minutes were reviewed from the November meeting, with no action take.

Building permits issued for Evergreen Sod and Nursery and Brad Lubischer were reviewed and discussed.

Gerald Abler moved to adjourn, with a second from Gerald Starkel. Motion passed. Meeting adjourned at 6:47 p.m.

Leon Janovy, Secretary

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LEGAL NOTICE

Notice is given that a meeting of the Pierce Planning & Zoning Commission will hold a public hearing at the request of Mr. & Mrs. Monte Zierke for a zoning change from a MDR-1 (Single Family Dwelling District) to a C-2 (General Commercial District) on the following parcel of land:

The Southwest corner of Lot Forty-Four (44), Original Town of Pierce, Pierce County, Nebraska.

A public hearing for the requested zoning change will be held by the Pierce Planning & Zoning Commission at their meeting on Monday, February 21, 2005 which begins at 6:00 p.m. at the City Offices, 106 S. 1st, Pierce, Nebraska.

Leon Janovy,
Secretary