

January 17, 2005

PIERCE PLANNING & ZONING COMMISSION

The meeting of the Pierce Planning & Zoning Commission was called to order at 6:05 p.m. Present – Bill Buckendahl, Maynard Abler, Lyndon DeJong, Mike Steffen, Gerald Starkel, Zoning Administrator Chad Anderson, and County Commissioner Tom Meyer. Absent – Leon Janovy

A motion was made by Mike Steffen to accept the minutes from last month's meeting, and asked to dismiss the reading of the minutes. Lyndon DeJong seconded the motion. Motion carried.

The Commission discussed the Dennis Hansen home being built along H&N Blvd within the 2.5 Acreage lots of the Willow Ridge Subdivision. Zoning Administrator Chad Anderson said he had received a few questions about whether or not the home Mr. Hansen was building was in compliance with City zoning regulations. The home built on a concrete slab does not have any footings and looks like a pole shed. County Commissioner Tom Meyer who was present also said he had received three concerns about the matter. The conclusion of the Commission was that there was not much the City could do about the situation. The City can only enforce the building setbacks. The City of Pierce does not have any building codes to enforce. The Covenants between the Developers and the landowner were never recorded at the courthouse. The enforcement of the Covenants would have prohibited this type of home from being built. No action was taken.

Chad Anderson mentioned he had a phone conversation with Bob Steele about opening up another cul-de-sac. Chad had recommended that the developers start the process of annexation and the development of a subdivision as soon as possible before the building season starts.

The Commission discussed the possibility of Don Zimmerer making the trailer court into affordable housing. Mr. Zimmerer had recently talked to Chad Anderson about his plans to develop the property. This could open up the land to the west owned by Charles Sokol.

Discussion was held regarding a future zoning change of the property owned by the School District where the wrestling building sits south of the Auditorium. The land is being purchased by Monte Zierke who will use the building for the storage of his garbage trucks, and the use of the costume shop owned by Mrs. Zierke. The land presently zoned as Medium Density Residential would be changed to Commercial. Action will be taken at the February meeting.

The Jesse Sackville property was discussed briefly. The Commission directed Chad Anderson to send a letter to Mr. Sackville referring to the zoning regulations within a MDR-1 District that prohibits the use of doing any kind of vehicle mechanical work for pay.

A summary of the 2004 building permits were handed out.

Gerald Starkel made the motion to adjourn. Maynard Abler seconded the motion. Motion carried. The meeting adjourned at 6:50 p.m.