

*City office*

SPECIAL PIERCE PLANNING COMMISSION MEETING ----- APRIL 25, 2005  
For the purpose of discussion of the group home at Willow Rose.

President Bill Buckendahl opened the special meeting at 7:00 p.m. in the City Office. The following members were present: Maynard Abler, Leon Janovy, Mile Steffen, Gerald Starkel, Lyndon Dejong, Bill Buckendahl, and Zoning Administrator – Chad Anderson. Absent: Kyle Simmons. Verlyn Luebbe City Attorney was present. There were over 40 guests present. Bill Buckendahl read the agenda for tonight's meeting. Chad Andersen also presented a brief statement about the purpose of the meeting and the rules that will be followed.

Board members heard people speak in opposition for the re-zoning of the Willow Rose property so it can be sold for a group home.

Verlyn Luebbe spoke to the group about the legal issues for re-zoning and special use permits. He also stated that our present zoning regulations do not permit a group home anywhere.

Mrs. Klint Arnold was the main spokesman for the group. She stated that the school was informed of the group home three weeks ago and the planning commission April 18<sup>th</sup>. She questioned why this information was not made available to the public sooner. She also stated that if this property gets re-zoned as a group home and then sold to another group or company the lawyers would find a loop hole and go for something bigger such as a prison or half way house. A group tried to buy some property near Pierce before and was turned down after they found out the purpose and requirements of the seller. Behavioral Health Specialists do have plans to build more housing units in Norfolk. She felt this would put a load on the school district as well as local police the courts and jails. It is possible that our local kids will pick up some bad habits from the group. Most jobs for the group home would come out of Norfolk and very little would be added to the community.

Other people in the group also spoke against the group home.

Gerald Starkel moved a motion not to allow a group care home in any zoning district. Lyndon Dejong seconded the motion. Discussion followed from the board and citizens of the community. After a lengthy discussion—Leon Janovy moved the previous question. Those in favor of the previous question were: Leon Janovy Maynard Abler, Bill Buckendahl, Mike Steffen, Lyndon Dejong and Gerald Starkel. Opposed: None. Previous question passed and voting on the main motion made Gerald Starkel was voted on. Leon Janovy-no, Maynard Abler-yes, Mike Steffen- yes, Lyndon Dejong- yes, Bill Buckendahl-yes, Gerald Starkel-yes. Motion passed.

Verlyn Luebbe reminded the group that this is not a hearing and the applicant is entitled to be heard. The property owners and the Behavioral Health Specialists were in the audience but they chose not to speak at this time.

Mike Steffen moved a motion to hold a public hearing on Monday May 16, at 7 p.m. in the Pierce Fire Hall for the purpose that a group home not be permitted for all zoning districts. Lyndon Dejong seconded the motion. Discussion followed. Maynard Abler-yes, Gerald Starkel-yes, Mike Steffen-yes, Bill Buckendahl-yes, Leon Janovy-yes, Lyndon Dejong-yes. Motion carried. A hearing will be held at our regular meeting night for the purpose of considering the changing the zoning regulations.

Mike Steffen moved and Lyndon Dejong seconded the motion to adjourn. Motion passed. Meeting adjourned at 8:13 p.m.

Leon Janovy, Secretary