



Town of Pierce
Planning Meeting
Tuesday, February 27th, 2024
7:00 P.M.

The Planning Commission of the Town of Pierce, County of Weld, State of Colorado, met in regular session at the Town Hall Chambers 144 Main, Pierce Colorado at the hour of 7:00 P.M., February 27th, 2024.

The meeting was called to order at 7:00 P.M. by Cathy Ortiz.

Chairperson: Cathy Ortiz (Temporary)

Commission members:

Cathy Ortiz
Steve Guest
Jay Whitson
Dean Frei

Others:

Heather Rospierski Deputy Town Clerk II

- 1. Appointment of Planning Chairman:** Cathy Ortiz appointed Dean Frei as the Planning Chairman
- 2. Appointment of Planning Members:** Cathy Ortiz appointed Jay Whitson, and Merle Dumler as the new Planning Members.
- 3. Approval of Agenda:** Motion made by Ortiz to approve the agenda. Second by Whitson. All "AYES", motion passed.
- 4. Approval of Minutes from January 23rd, 2024:** Motion made by Whitson to approve the minutes from January 23rd, 2024. Second by Ortiz. All "AYES", motion passed.
- 5. Consider an 8x10 Patio Cover at 330 E. Main Ave:** Motion made by Guest to approve the 8x10 patio cover. Second by Whitson. All "AYES", motion passed.
- 6. Assign Address to Parcel # 055326215001 Dollar General:** Motion made by Guest to assign address 700 1st Street to Parcel # 055326215001. Second by Whitson. All "AYES", motion passed.
- 7. Consider a 30x40 Garage at 116 Shaffer- Changing the size that was Originally Approved in November:** This was added to the agenda because the resident wanted to change the size that was originally approved in November 2023. He came into the meeting and wanted to change the size again from 30x40 to 28x35. Deputy Town Clerk II Rospierski told him if he changed the size again, he had to resubmit a new building permit application with the correct information, and a new site plan showing setbacks and could be added to the next month's planning agenda. The Planning Commission also had concerns as to where his property is located and where the proposed garage

would go. The Improvement Location Certificate he submitted as his site plan, shows his deck over the property line along with his fence. Also, on the bottom of that certificate, it states that this is not a Land Survey Plat or Improvement Survey Plat and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. Due to these, the Planning Commission recommends that he get an actual survey of his property done along with a new site plan showing the correct setback. The Resident was not happy about this and walked out of the meeting. Motion made by Guest to dismiss this project. Second by Whitson. All “AYES”, motion passed.

8. **Solar Project 15864 County Road 94 Pierce:** This was provided as information only. Deputy Clerk II Rospierski said this is not a Weld County Referral, so nothing needs to be done.

Adjournment: 7:31 P.M.

Heather Rospierski
Deputy Town Clerk II
Town of Pierce

