



**Town of Pierce  
Planning Meeting  
Tuesday, March 22, 2022  
7:00 PM**

The Planning Commission of the Town of Pierce, County of Weld, State of Colorado, met in regular session on the Town Hall Chambers 144 Main Street, Pierce Colorado at the hour of 7:00 P.M., March 22, 2022.

The meeting was called to order at 7:03 p.m. by Rick Crom. Roll call was taken and the following commission members comprising a quorum were in attendance:

**Chairman:** Rick Crom

**Commission members:**

Elizabeth VanWhy  
Nansi Crom

**Absent:**

Mary Heberlee

1. **Approval of Minutes:** Motion made by VanWhy to approve minutes from the February 22, 2022, Planning Meeting. Seconded by N.Crom. All “Ayes,” motion passed.
2. **Approval of Agenda:** Motion made by VanWhy to approve the agenda. Seconded by N.Crom. All “Ayes,” motion passed.
3. **Consider 30’x40’ Detached Shop at 1309 7<sup>th</sup> St. – Michael and Jennifer Lindstrom:** Permit applicants were present. Chairman Crom reminded the applicants that the shop must be for personal use only and could not house a business; Ms. Lindstrom concurred it would be for personal use, as stated on the permit application. VanWhy moved to approve the permit application. Seconded by N.Crom. All “Ayes,” motion passed.
4. **Building Permit Application Changes:** Staff has suggested that the required setbacks/offsets box under the office use only section in the current building permit application be changed to read “Minimum Front Yard, Minimum Side Yard, and Minimum Rear Yard”, rather than N(orth), S(outh), E(ast) and W(est). Chairman Crom suggested the form remain unchanged, as the N, S, E and W directions are useful, particularly where side streets border the property. He noted this section had been filled out incorrectly by staff on the Lindstrom building permit application. He requested the grey shading be removed from the bottom section of the form, as the shading makes it difficult to read. VanWhy agreed. N.Crom stated that since setbacks vary dependent on the zoning, requiring staff to correlate the orientation of the required site plan in relation to the zoning requirements helps assure staff have properly reviewed that the permit prior to submission for Planning committee review.

**Planning Commission Communication:** Van Why commented on how the Marshall fire residents have been hindered in rebuilding their homes due to updated Boulder County and municipal zoning ordinance restrictions.

**Adjournment:** 7:25 p.m.

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Heather Rospierski  
Deputy Town Clerk II  
Town of Pierce