



Town of Pierce  
Planning Meeting  
Tuesday, May 23rd, 2023  
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., May 23rd, 2023.

The meeting was called to order at 7:04 P.M. by Robert Fladung. Roll call was taken and the following commission members comprising a quorum were in attendance:

**Chairperson:** Robert Fladung

**Commission members:**

Bill Hargreaves  
Kimble Neilson (Late)  
Julie Lukela

**Others:**

Heather Rospierski Deputy Town Clerk II

- 1. Approval of Agenda:** Motion made by Lukela to approve agenda. Second by Hargreaves. All "AYES", motion passed.
- 2. Approval of Minutes from April 25<sup>th</sup>, 2023:** Motion made by Lukela to approve the minutes from April 25<sup>th</sup>, 2023. Second by Hargreaves. All "AYES", motion passed.
- 3. Discussion about Gray Areas in Code- Russ Weber (Safebuilt)-** Russ from Safebuilt was present. Lukela had questions about the Town's Code. How can we streamline things? She said the Sign Code is very confusing. Russ said they enforce what the Town approves. He brought with the amendments to the Town's Code. Lukela also asked about decks. The Town's amended code says any deck whether attached or detached must have a permit. Russ said Windsor is doing a case-by-case basis on signs. Hargreaves asked what the process is to update the Code. The Planning Commission needs to come up with a recommendation and take it to the Board to see if this is something they would be interested in changing. The Planning Commission will review a few sections each month. Russ also said that Deputy Town Clerk II Rospierski can send him sections for them to review to help. Rospierski will be sending him the Deck section, Accessory Structures, and Flood Zone to review to see what Safebuilt's recommendations are.
- 4. Comprehensive Plan Discussion-** Lukela said The Comp plan has not been updated since 1976. This needs to be updated. Deputy Town Clerk II Rospierski let the Planning Commission know this cost around \$200,000 to update. Lukela said that she believes the Town can be fined for not updating. Rospierski said she does not believe that is correct. This will be added to next month's

agenda to give the Planning Commission time to review. A work session will be scheduled in the future to give the Town Residents the ability to come and give suggestions for what they would like to see in the town.

5. **GSS Project # W23107-CO-1 (Union Pacific Railroad to Construct a 60' monopole communications pole with associated equipment located in Weld County within railroad right of way)** – Information was provided to the Planning Commission. Deputy Town Clerk II Rospierski told the Planning Commission that this is not a Weld County Referral but informational for the Planning Commission. A Public Notice was posted, and if they have any concerns to submit comments by June 11<sup>th</sup>, 2023. The Planning Commission had no concerns.
6. **Old Business-** None
7. **Planning Commission Communications-** None

**Adjournment: 8.10 P.M.**

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Heather Rospierski  
Deputy Town Clerk II  
Town of Pierce

