



Town of Pierce
Planning Meeting
Tuesday, September 27th, 2022
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., September 27th, 2022.

The meeting was called to order at 7:00 P.M. by Martha Harold. Roll call was taken and the following commission members comprising a quorum were in attendance:

Chairperson: Martha Harold

Commission members:

Bill Hargreaves
Julie Lukela
Todd Blehm

Others:

Heather Rospierski Deputy Town Clerk II

- 1. Approval of Agenda:** Chairperson Harold would like Public Comment added to the agenda. Motion made by Lukela to approve agenda with additions. Second by Hargreaves. All "AYES", motion passed.
- 2. Approval of Minutes from August 26th, 2022:** Motion made by Lukela to approve the minutes from August 26th, 2022. Second by Blehm. All "AYES", motion passed.
- 3. Appointment of Planning Member:** Mayor Lukela appointed Kimble Nielsen as the new planning member. He has been a town resident for 7 months. He runs the store across the street and doesn't want to be anywhere else. He has a lot of background in buildings and wants to be a bigger part of Pierce.
- 4. Consider a Portable Garage at 236 Shafer Ave- Tom Mulkerin:** The Town does not have anything in the code regarding a portable structure. Harold's recommendation is for this be handled as a carport permanent structure. Open space meets requirements. The permit application needs to be updated to reflect a carport and show how it will be anchored along with snow and wind ratings. Motion made by Hargreaves to approve the portable garage. Second by Blehm. All "AYES", motion passed.
- 5. Consider Two 12x20 Run-in-Sheds at 15779 CR 88- Zachary Maytum:** Motion made by Nielsen to approve the two 12x20 run-in sheds. Second by Hargreaves. All "AYES", motion passed.

6. **Consider a 8x8 Deck at 333 E. Main-Keegan Foust:** Motion made by Blehm to approve the 8x8 deck. Second by Lukela. All “AYES”, motion passed.
7. **Discussion on Updating Town Code:** Harold would like Rospierski to reach out to Russ Weber from Safebuilt and invite him to the next planning meeting to discuss the Town’s building code. Two sections that need attention are 16.18.111 and 16.19.30. These 2 sections address accessory buildings. One of the biggest issues is there are no appropriate definitions of accessory buildings or decks. The code needs to be cleaned up. A recommendation from Harold is to invite Mary Heberlee to the meeting. She was on the Planning Commission Board for a long time, and if she is unable to attend invite Rick Crom, who was the Planning Chairman for 38 Years. They both have a lot of history with the Town.
8. **Old Business:** None
9. **Public Comment:** Robert from Grubbyz was here and questioned why he has not heard about a permit application he turned in 4 months ago for a walk-in cooler at Grubbyz. Rospierski checked her system, and it was not 4 months ago that his application was turned in. It was August 1st. Safe built emailed him on 8-11-2022 to the email provided on the application requesting more information needed to move forward. Robert stated he did not receive this email. Rospierski printed out the email and hand-delivered it to Robert. Rospierski also said that she is not only the permit tech for the town but does a lot of other things and she tells everyone that applies for a permit to check back with her in 2 weeks to see where they are in the process as Safe built is normally around 2 to 2 ½ week turn around on their end to review unless more information is required. The reason an email address is required is that if Safe built is requesting more information, they will email the resident directly. Nielsen asked why Rospierski is using an open space form from a different state. Rospierski said that the Town Clerk and herself were not able to find anything online to calculate the open space percentage except for this form, which she has been using for months.
10. **Planning Commission Communications:** None

Adjournment: 7.49 P.M.

Heather Rospierski
Deputy Town Clerk II
Town of Pierce

