

**CITY OF PIERZ**  
**Official Minutes of the Pierz Planning and Zoning Commission**  
**Public Hearing for Variance Application**  
**120 Main St N – Jim and Laura Kahlhamer**  
**February 13th, 2023**  
**7:00 PM**

**MEMBERS PRESENT:** Chairman Jim Gerwing, Member Tony Sauer, Member James Van Stone, Member Mary Korf, and Council Member Don Bujalski

**STAFF PRESENT:** City Administrator Bob Otremba

**OTHERS PRESENT:** Acting Mayor John Perleberg, Jim Kahlhamer, Laura Kahlhamer

Chairman Jim Gerwing called the public hearing to order at 6:15 pm. He asked if there was any public comment on the variance application from Jim and Laura Kahlhamer. There was no public comment received. Chairman Jim Gerwing described the building addition that is being proposed by Jim and Laura Kahlhamer to extend the current building east and keep the same distance from the Red's Auto building that currently exists. The addition is 40' x 45' and will be closer to the property line than is allowed by city ordinance which triggered the variance application process. He led the Planning and Zoning Commission through the three criteria questions established by state statute that need to be met to allow a variance. All three factors of reasonableness, uniqueness, and essential character were discussed, and the Planning and Zoning Commission agreed that the applicant satisfied each of these tests.


Laura Kahlhamer stated they have considered increasing the size of the building to the east but stated it will remain a 40' x 45' addition.

City Administrator Bob Otremba stated one resident requested information on the variance application. In addition, he stated Jim Sitzman came to city hall and expressed a possible concern of storm water entering his building which is directly south of the Kahlhamer's existing and future building. City Administrator Bob Otremba encouraged Jim Sitzman to put his concern in writing or attend the public hearing and he did neither. Jim Kahlhamer stated neither current building has issues with water now and he does not anticipate it being an issue.

A motion was made by Member Mary Korf and seconded by Member James Van Stone to make the recommendation to the city council to approve the variance application for Jim and Laura Kahlhamer. Motion carried unanimously.

**ADJOURNMENT:**

A motion was made by Council Member Don Bujalski and seconded by Member Tony Sauer to adjourn the public hearing at 6:30 pm. Motion carried unanimously.

  
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Jim Gerwing, Planning and Zoning Chair

  
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Bob Otremba, City Administrator