

CITY OF PIERZ
Official Minutes of the Pierz City Council
Public Hearing – Rezone Parcel #420632000 – Kloss Development
February 22nd, 2021
7:00 PM

MEMBERS PRESENT: Mayor Dave Fischer, Council Member Lynn Egan, City Clerk Kyle Bednar, Council Member Jacque Ballou, Treasurer Linda Sczublewski

STAFF PRESENT: City Administrator Bob Otremba

Mayor Dave Fischer explained the rezone application submitted by Developer Dale Kloss on Parcel #420632000 from R-4 to R-3 zoning to allow for multifamily housing on the parcel. Dale is planning to construct 15-19 duplex buildings for a total of 30-38 units. The apartments are a mixture of 3-bedroom and 2-bedroom apartments. There was no comment from the city council, so the public hearing was opened to public comment.

Pierz Township resident Amanda Watercott participated through “Zoom” and made several points against the development. Her concerns are the development would be too crowded, the additional population would strain the schools, police, and fire department and there would be an increase in road traffic. She is also concerned about the natural views being disrupted and a more dangerous situation with potentially more children in the area.

Pierz resident Todd Preimesberger expressed his concerns over a dense development that could take place because of the rezone.

Developer Dale Kloss stated that he is planning to develop the property in two phases with construction to start in spring.

Planning and Zoning Chairman Jim Gerwing commented on the recommendation of the Planning and Zoning Commission to move forward with the rezoning of the parcel to R-3 because it would be a good use of the land and would not conflict with surrounding properties.

City Administrator Bob Otremba commented the property has been for sale for a long time and would have potentially been a good fit for a commercial, industrial, or residential use. He said the development will bring in more electric, solid waste, water, and sewer customers that would contribute to these enterprise funds of the city and Rich Prairie Water and Sewer District.

Council Member Jacque Ballou said the development will increase the property tax base, more customers will be shopping in Pierz businesses, and more money will be available for our parks and streets.

Pierz Township resident Gerard Kimman said he would prefer the development be single family residential homes because they would be cared for at a higher level than rental property. He is also concerned about more traffic on 143rd street interfering with the walkers and bikers.

Mayor Dave Fischer read an email from Morrison County Engineer Steve Backowski in which he expressed concerns that future residents may experience being located near the county highway department shop. His

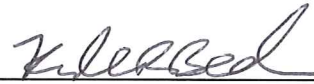
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concerns include the early morning snow operations, diesel smells, and overall industrial operation of the highway department.

Mayor Dave Fischer commented that the residents that live in the area will be aware of the surrounding land uses, choose to live in the development, and would be generally not affected by the county shop. He said the development fills a need of more housing in Pierz and it will assist to retain and grow the business community in Pierz which will benefit all the residents. He stated the Pierz School District encourages more students living in the district which increases the funds available to the school.



Dave Fischer, Mayor



Kyle Bednar, City Clerk