

**Town of Lawrence**  
Proceeding of Planning and Zoning/Site Review Board Meeting  
Wednesday, March 9, 2005  
Meeting Time 7:00PM – Town Hall 2595 French Road

**Call to Order**

The meeting was called to order by John Klasen at 7:00PM.

**Roll Call**

Present: John Klasen, President  
Jim VanGheem, Member  
Judy Benz, Advisory  
Bob Gerbers, Advisory  
Mary Jo Kussow, Secretary  
John Krawczyk, Member  
Brian Peterson, Member  
Excused: Ron Blohowiak, Member  
Skip Lee, Member

1. **Approval of Minutes from Meeting Held February 9, 2005**

A motion was made by Mary Jo Kussow to approve the minutes from the February 9, 2005 meeting. Seconded by Jim Van Gheem. Motion carried.

2. **Area Development Plan for area west of Shadow Ridge Subdivision to Packerland Drive south to Scheuring Road**

Ben LaCount from Mau & Associates along with developers Ron & Joan Sinclair were present to propose an Area Development Plan (ADP) for property located west of Kocken Excavating and east of Packerland Drive known as the Helen DeRuyter property. The ADP proposal included a road pattern for the DeRuyter property and also that of property west to Packerland Drive and as far south as Scheuring Road. The ADP also included future uses for development of the DeRuyter property. (See map attached) Discussion of Board members included a concern on 4.88 acres of the development being proposed as an area for condominiums along Grant Street. Mary Jo Kussow suggested that the proposed condo area along Grant Street be considered for business/commercial. Allowing condominiums between two business/commercial sites would be spot zoning and would not be prudent planning. John Klasen stated he was also opposed to the mixed uses along Grant Street. It would be best to plan for business/commercial along Grant Street beginning at Kocken Excavating west to Packerland Drive. A motion by Mary Jo Kussow to recommend approval of the Area Development Plan with the road pattern as proposed contingent the 4.88 acres along Grant Street be a business/commercial site rather than a condominium site and the road pattern is conducive to future public sewer plans. Motion seconded by Jim Van Gheem. Motion carried.

3. **Change in Condominium Plan for Shadow Ridge Planned Development Project**

Jeff Schlag from Tycore Builders was present to propose a modification to building #4 and building #8 of the Shadow Ridge Condominium Planned Development Project. The developer is proposing to construct 6-unit ranch style buildings rather than the original plan of 8-unit two story buildings. Mr. Schlag stated the buildings would be of the same material as all other buildings on the site. The ranch buildings would include two cupolas on the building to break up the roof line. A motion was made by Jim Van Gheem to recommend approval of modification to building site #4 and #8 from 8-unit two-story to 6-unit ranch style buildings. Motion seconded by Brian

Peterson. Motion carried.

4. **Shadow Ridge Condominiums Sign**

Jeff Schlag from Tycore Builders was present to propose a sign for the Shadow Ridge Condominium complex. The sign is to be constructed with pillars of brick and located near the entrance of the complex behind setback requirements. The brick will match the brick on the buildings in the development. Mr. Schlag is planning for a recessed ground light to reflect on the sign. A motion was made by John Krawczyk to recommend approval of the sign contingent the light information be brought to the Town Board. Seconded by Mary Jo Kussow. Motion carried.

5. **Storage Building/Guerts Bar**

Contractor Greg Ludwig on behalf of Aaron and Lana Geurts presented a site plan for a 1680 Sq. Ft. garage to be located on the Geurts' Bar property at 2983 Lawrence Drive. The garage is to be constructed with a shingled roof, a loft and the exterior will be of the same siding as the tavern. The existing garage will be removed. The building will be used for the storing of tractors and other recreational vehicles. A motion was made by Mary Jo Kussow to approve the building as presented. (See plan attached.) Motion seconded by Brian Peterson. Motion carried.

6. **Business Sign for Miller Bradford & Risberg, Inc**

Pete Kritch from Miller Bradford & Risberg, Inc. was present to propose a business sign to be installed on their building located at 3203 French Road. Mr. Kritch indicated he is getting pressure from the dealers he represents and will lose incentives if he is unable to market his site to their requirements. Currently the site has a ground sign of 27 square feet and a pole sign consisting of 209 sq. ft. The proposed sign of 110 Sq. Ft. if allowed would be the third sign on the sight whereby the ordinance allows for no more than two signs. A motion was made by Mary Jo Kussow to approve the sign. Seconded by Jim Van Gheem. All members voted against the motion for reason being the sign proposed exceeds the maximum limit of signs on any one parcel. Motion denied.

7. **Public Comments**

None

8. **Adjourn**

A motion was made by John Krawczyk to adjourn the meeting. Seconded by Jim VanGheem. Motion carried. The meeting adjourned at 8:00PM.

Respectfully Submitted,

Judy Benz for  
Mary Jo Kussow