

Town of Lawrence
Proceedings of Planning and Zoning/Site Review Board Meeting
Wednesday, May 11, 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
Ron Blohowiak, Member
Skip Lee, Member
Brian Peterson, Member
Dale Warpinski, Member
Judy Benz, Advisory
Bob Gerbers, Advisory
Excused: Mary Jo Kussow, Secretary
Absent: John Krawczyk, Member

1. **Announce resignation and new appointed member on Planning and Zoning Board**
John Klasen announced the resignation of Jim Van Gheem from the Planning and Zoning Board. John thanked Mr. Van Gheem for his nearly twenty years of serving on the Board. Mr. Klasen welcomed newly appointed Town Supervisor, Dale Warpinski to the Board.
2. **Approval of Minutes from Meeting Held April 13, 2005**
A motion was made by Ron Blohowiak to approve the minutes from the meeting held on April 13, 2005. Seconded by Skip Lee. Motion carried unanimously.
3. **Certified Survey Map (CSM) for Tomcheck Property on Mid Valley Drive**
A motion was made by Ron Blohowiak to table this issue due to nobody present to discuss the CSM. Seconded by Dale Warpinski. Motion carried.
4. **Village by the Bay Update/Will Perry**
Mr. Will Perry from Village by the Bay was present to explain his position with Village by the Bay. Mr. Perry represents Village by the Bay which is an organization planning a community type development for the handicapped on property donated to Syble Hopp School by Lyle Lamers. Mr. Perry indicated the future development is being brought to the attention of this Board for planning purposes only and wished it to be a part of the Comprehensive “Smart Growth” Plan. Mr. Perry stated the Village by the Bay is out 2-5 years and is waiting for funding through state and federal agencies.
5. **CSM for Ron Sinclair on Sandy Springs Rd**
Steve Bieda from Mau & Associates was present to propose a Certified Survey Map (CSM) for three lots on Sandy Springs Road. Lot 212 of Shadow Ridge 2nd Addition

and Lot #19 of Patriot Place Subdivision are being divided to create the proposed 3-lot CSM. Discussion was held by the Board indicating Lot 212 of Shadow Ridge was recently rezoned from residential to a Planned Development District. Mr. Bieda was not aware the lot was in a PD District. A motion was made by Ron Blohowiak to table this item until further information could be gathered. Seconded by Dale Warpinski. Motion carried.

6. **Subdivision Preliminary Plat for Carpenters Crossing 1st Addition**

Steve Bieda from Mau & Associates was present to propose a preliminary plat for Carpenters Crossing 1st Addition. Mr. Bieda stated the preliminary plat is being designed sooner rather than later due to the upcoming construction of sanitary sewer to the area. The plat map had a written reference to lot 25 being designated as a duplex lot. John Klasen indicated that is not acceptable and Mr. Bieda stated he would remove that from the plat map. Mr. Bieda asked to have this item tabled until such time the following agenda item was ready. (Bieda asked to remove Item #7 from this agenda). A motion was made by Skip Lee to table this item. Seconded by Dale Warpinski. Motion carried.

7. **Preliminary Plat for Orion's Run**

Request from Steve Bieda from Mau & Associates to remove from agenda. He will bring back to the Board at a later date.

8. **Rezoning Request on parcels L-251, L-252 and L-255 from Agricultural to Residential R-1, R-2 and Planned Development located west of Shadow Ridge Subdivision on Grant Street to accommodate single family homes in the R-1, duplexes in the R-2 and apartments and condominiums in the Planned Development.**

A map was presented by Steve Bieda from Mau & Associates demonstrating the layout of a development involving the requested zoning area. (See map attached) Restrictive covenants were discussed for the duplex sites. The storm water would be handled with two ponds on the development site and the pond in the Shadow Ridge Subdivision. The proposed condominium section would include a berm on the south line. The Apartment complex showed six driveway exits to the future Quarry Park Drive. It was agreed they would reduce it to five driveways. A motion was made by Skip Lee to recommend approval to the rezoning requests as indicated on the attached map. The motion included that the Town Board should decide if the proposed duplex area should be rezoned as an R2 District or a PD District. Motion seconded by Ron Blohowiak. Motion carried unanimously.

9. **Conceptual Plan for James Hall Development**

James Hall from Hall Development was present to propose a concept to a Business Park along Mid Valley Drive north of Golden Glow Road on parcel L-77 consisting of approximately 58 acres. Mr. Hall is proposing to lot off 1.5 acre parcels in order to encourage business development. Mr. Hall is proposing an entryway from Mid Valley Drive consisting of a monument sign indicating lots for commercial use and approximately a 50' boulevard style entrance to the area. It was the consensus of the

Board to agree with the concept and suggested he come back with a proposed sign and layout.

10. **Storage Facility for Mr. Outboard Watersports**

Rick Geurts from IEI Contractors and Mr. Terry Watermolen from Mr. Outboard Watersports were present to propose a storage facility on the existing site of Mr. Outboard at 1785 Mid Valley Drive. The building will consist of 8400 Sq. Ft with masonry and paneling on all elevations. The building will have a gravel floor and is constructed for the purpose of storing boats. Mr. Klasen reminded Mr. Watermolen that he is not in compliance to the DNR and Town regulations in reference to non-potable water in his main building. Klasen indicated the Well on the property can still be used for outside usages but must be disconnected from inside the building. A motion was made by Dale Warpinski to approve the storage facility provided that Mr. Watermolen route all non-potable water to the outside of the buildings. Seconded by Brian Peterson. Motion carried unanimously.

11. **Mixed Use District Zoning**

A definition of Mixed Use Zoning was distributed and discussion on the subject was held with the Board members. John Klasen explained this type of zoning may be included in the new comprehensive plan.

12. **Public Comments**

None

13. **Adjourn**

A motion was made by Skip Lee to adjourn the meeting. Seconded by Ron Blohowiak. Motion carried. The meeting adjourned at 9:25PM.

Respectfully Submitted
Judy Benz
for Mary Jo Kussow