

**Town of Lawrence**  
Proceeding of Planning and Zoning/Site Review Board Meeting  
Wednesday, June 8, 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

Discussion and Action on the following:

1. **Approval of Minutes from Meeting Held May 11, 2005**  
A motion was made by Skip Lee to approve the minutes from the May 11, 2005 meeting. Seconded by Brian Peterson. Motion carried unanimously.
2. **Approval of Minutes from Special Meeting held on May 19, 2005.**  
A motion was made by Skip Lee to approve the minutes from the May 19, 2005 meeting. Seconded by Dale Warpinski. Motion carried unanimously.
3. **Sign for Mid Valley Golf Course**  
David Heideman from Jones Sign Co. was present to propose a new business sign for Mid Valley Golf Course. The sign is illuminated with an electronic message center consisting of 218 square feet. The 3-line message center scrolls and will provide messages pertaining to the business. The sign will be constructed using the current base structure. A motion was made by Dale Warpinski to approve the sign. Seconded by Ron Blohowiak. Motion carried unanimously. (See photo of sign attached)
4. **CSM for Ron Sinclair on Sandy Springs Rd**  
A motion was made by Skip Lee to approve a 3-lot CSM proposed by Ron Sinclair for lots on Sandy Springs Road contingent that corner elevations be provided on the map. Seconded by Brian Peterson. Motion carried unanimously. (See CSM attached)
5. **Preliminary Plat for Carpenters Crossing 1<sup>st</sup> Addition**  
Steve Bieda from Mau & Associates was present to propose a preliminary plat for Carpenter's Crossing 1<sup>st</sup> Addition. The storm water plan is not completed but it appears

the storm water pond being prepared will accommodate Carpenter Crossing 1<sup>st</sup> Addition and Orion's Run. Bieda indicated Outlot 2 may have easement for stormwater maintenance. A motion was made by Ron Blohowiak to approve the preliminary plat contingent the script on the map indicating Lot 25 is designated a "duplex" lot be removed from the plat and that a maintenance easement be provided to access the stormwater pond area. Seconded by Dale Warpinski. Motion carried unanimously.

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

Steve Bieda from Mau & Associates was present to propose a preliminary plat for Orion's Run. The storm water plan is not completed but it appears the storm water pond being prepared will accommodate Carpenter Crossing 1<sup>st</sup> Addition and Orion's Run. A motion was made by Ron Blohowiak to approve the preliminary plat contingent the script on the map indicating Lots 9,15,19,37 and 45 are designated as "duplex lots" are removed from the plat. It was to be noted that the portion of Solstice Lane on the map is not a complete right-of-way for the roadway and will require dedication of addition feet by other property owner. Seconded by Dale Warpinski. Motion carried unanimously.

7. **Rezoning Request of Lots 198-212 in Shadow Ridge 2<sup>nd</sup> Addition Subdivision from Planned Development back to R1 Single Family**

A request was made by Michelle Stimpson from Lexington Homes to rezone lots 208-212 in Shadow Ridge 2<sup>nd</sup> Addition Subdivision from Planned Development back to R1 Residential. Lots 198-207 will remain as a Planned Development. A motion was made by Dale Warpinski to move this item to the Town Board with a recommendation for approval. Seconded by Ron Blohowiak. Motion carried.

8. **Professional Office Building/DeLeers Construction**

Realtor, Mark Denis, was present to propose a conceptual plan for Orthodontist Specialists to be located on the current Kress Supply property on Scheuring Road. The orthodontists will own the proposed two story building consisting of 14000-15000 sq. ft. and the building will utilize their practice. A motion was made by Skip to approve the concept as presented. (See photos attached.) A full site plan, lighting plan, landscape and stormwater plan will need to be brought back to the Board for final approval. Motion seconded by Ron Blohowiak

9. **Bed & Breakfast on Lost Dauphin Road**

Tom & Sally Schmidt were present to propose a conceptual plan of a Bed and Breakfast Inn located at 3223 Lost Dauphin Road. As owners, they would live in the house and remodel it to have six rooms to rent. The Board indicated it is a concept they would consider. John Klasen indicated to the Schmidts' that if there is opposition, it will be in the neighborhood. He suggested they contact the neighbors to get their opinion on the project. No action.

10. **Widening of ANR Pipeline right-of-way and Pipeline Crossing on Fox Field Court**

A map was reviewed showing widening of ANR pipeline right-of-way on Fox Field Court. Information only, no action.

11. **Public Comments**  
None

12. **Adjourn**  
A motion was made by Ron Blohowiak to adjourn the meeting. Seconded by Dale Warpinski. Motion carried unanimously. The meeting adjourned at 8:00PM.

Respectfully Submitted  
Judy Benz  
for Mary Jo Kussow