

**Town of Lawrence**  
Proceedings of Planning and Zoning/Site Review Board Meeting  
Wednesday, September 14, 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, Chairman, Ron Blohowiak, Member  
Skip Lee, Member, John Krawczyk, Member  
Mary Jo Kussow, Secretary, Dale Warpinski, Member  
Judy Benz, Advisory  
Excused: Brian Peterson, Member

1. **Approval of Minutes from Meeting Held August 10, 2005**  
A motion was made by Skip Lee to approve the minutes from the meeting held on August 10, 2005. Seconded by Mary Jo Kussow. Motion carried unanimously.
2. **Randy Aerts Cabinet Shop Building Addition**  
No one present for this issue. No discussion or action.
3. **Accessory Storage Facility for St. Michael's Church**  
Mr. Steven Lacenski was present to propose an accessory building for St. Michael's Church located on Chapelle Rue. The building consists of 1350 Sq. Ft. and will house yard equipment and church supplies. A motion was made by Dale Warpinski to recommend approval of the storage facility. Seconded by Mary Jo Kussow. Motion carried unanimously.
4. **Conceptual Plan for National Waterworks to be located on Little Rapids Rd**  
Tim Ambrosius was present to propose a conceptual site plan for National Waterworks to be located west of the railroad tracks on Little Rapids Road directed across the road from Landscape Artisans facility. The proposal includes an office building with an outside fenced storage area. The fenced area would be of a gravel base and outside the fenced area would be asphalt. The business would have approximately two 18 wheel trucks per day for loading and unloading. The Board advised that slatted fencing would be required on all sides and stored materials are not to exceed the height of the fence. It was the consensus of the Board the storage area would not have to be blacktopped but special attention would have to be made to be sure the area does not provide a dusty environment. A motion was made by John Krawczyk to approve the conceptual plan to include slatted fencing for the storage area. Seconded by Skip Lee. Motion carried unanimously.
5. **Conceptual Plan for Mini Warehouses on Grant Street (Bayland Builders)**  
Tim Ambrosius from Bayland Builders and Dan Kocken from Kocken Trucking and Excavating were present to propose a mini/maxi warehouse complex to be located on Grant Street west of Kocken Trucking and Excavating. The plan consists of eight storage buildings with chain link fence around the perimeter of the site. The Board expressed

concern with another approved mini warehouse complex sited very near this proposal. The proposal consists of a three phase construction plan with the last (third) phase being nearest the road. The Board expressed concern with the phase layout; being the third phase included brick on the north elevation whereby the earlier phases include buildings designed with siding on the north elevation. Mr. Ambrosius stated the phases could be adjusted. It was the consensus of the Board that there are better uses for the property. A motion was made by Skip Lee to deny the conceptual plan. Seconded by John Krawczyk. Motion carried unanimously.

6. **Precision Cut Stone**

Pudge Schuh from Schuh Construction was present to propose a stone shop on property consisting of approximately three acres located on Quarry Park Drive north of Sand Acres Drive and south of Morning Dew Lane. Mr. Schuh stated the company to be known as Precision Cut Stone cuts raw material and currently has 3-5 employees. The building would be 5000 sq. ft. and would have a graveled fenced in area for storage. The parking lot would be paved with curb and gutter. The business would have approximately three semi trucks a month for deliveries and would generally service about twenty customers a day. The hours are proposed to be 6:30am to 5:00pm. The Board expressed concern with the noise level. Mr. Schuh stated all operations are inside the building. The site review submittal procedure was completed by Schuh Construction. The board reviewed the details on landscape and lighting. (See attached.) A motion was made by John Krawczyk to approve the site plan for Precision Cut Stone contingent on confirmation of the storm water management plan and zoning change. Seconded by Mary Jo Kussow. Motion carried unanimously.

7. **Sinclair Planned Development Request – Patriot Place 2<sup>nd</sup> Addition**

Developer, Ron Sinclair and Dave Bieda from Mau & Associates were present to propose duplex lots for those lots identified as #80-91 on the Patriot Place 2<sup>nd</sup> Addition plat map. The backyard of these lots are adjacent to Toonen Companies Apartment complex. The proposal included covenants that would be imposed on all sites to include landscaping, building exterior and size requirements. (See attached for details). A motion was made by Skip Lee to recommend approval of duplexes as proposed for those lots zoned as a planned development district. Seconded by Dale Warpinski. Motion carried unanimously.

8. **Reminder of Special Meeting on September 27, 2005 on Comprehensive Plan**

All Board members were reminded a special meeting will be held in reference to the proposed Comprehensive Plan on September 27, beginning at 6:30PM.

9. **Public Comments**

None

10. **Adjourn**

A motion was made by Dale Warpinski to adjourn the meeting. Seconded by Mary Jo Kussow. Motion carried unanimously. The meeting adjourned at 8:45PM.

Respectfully Submitted  
By Judy Benz for Mary Jo Kussow