

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

- 1. Approval of Minutes from Meeting Held October 18, 2005**  
A motion was made by Ron Blohowiak to approve the minutes from the meeting held on October 18, 2005. Seconded by Dale Warpinski. Motion carried.
- 2. CSM for Delsart Shelter1 LLC located on French Road**  
Richard Huxford was present to propose a 2 lot CSM for Delsart Shelter1 LLC. Lot number 1 currently holds the FourTech building on French Road. Lot #2 will remain vacant at this time. A motion was made by Ron Blohowiak to approve the CSM for Delsart Shelter1 LLC. Seconded by Brian Peterson. Motion carried unanimously. (See CSM attached.)
- 3. CSM for Krautkramer located on Lost Dauphin Road**  
Ben LaCount from Mau & Associates was present to propose a 3-lot CSM for Kenneth Krautkramer located on Lost Dauphin Road. A motion was made by John Krawczyk to approve the CSM for Krautkramer. Seconded by Dale Warpinski. Motion carried unanimously. (See CSM attached.)
- 4. Rezoning Request on a portion of L-147 from Agricultural to Estate Residential to accommodate single family lots**  
A motion was made by John Krawczyk to recommend approval for rezoning a portion of L-147 from Agricultural to Estate Residential to accommodate single family homes. Seconded by Dale Warpinski. Motion carried unanimously.
- 5. CSM for Hall Development**  
James Hall, owner of Hall Development, asked for this item to be tabled for a future meeting.
- 6. Mid Valley Development Plan/Hall**  
James Hall was present to propose a conceptual business park plan for portions of parcel L-77, L-73 and L-74. Mr. Hall is in the preliminary stage of planning a development which would include business/commercial, estate residential and a horse ranch. Mr. Hall stated the property needs to be rezoned commercial to satisfy the financial institutions for lending

purposes. The Board asked Mr. Hall for a more definite plan. Hall explained he is asking for conceptual approval to enable rezoning. Mr. Hall stated he would come back to the Board with site plans for each proposed business in the park. It was stated that generally the Town rezones a parcel upon the proposal of the business type. Judy Benz stated the Town generally does not approve blanket zoning, however, this proposal is unique. The Town has not previously reviewed a proposal of a business park owned by a private party. Ron Blohowiak and John Krawczyk suggested Mr. Hall prepare an area development plan. Mr. Hall stated he is willing to do anything the town asks, however, he needs to have it rezoned to Business/ Commercial for financing purposes. Mr. Hall said his proposal would also ask for a planned development overlay because of the variety of the proposal. The Board suggested that upon rezoning, the developer shall submit a list of covenants for the future business park. A motion was made by Dale Warpinski to approve the business park concept and forward to the Town Board with a recommendation to change the zoning of a portion of Parcel L-73, L-74 and L-77 from Agricultural to B1 Business to accommodate a business park. The motion is to include a requirement on covenants for the proposed business park at a minimum or in excess of the covenants previously established for the town's Business park located near Scheuring Road. Motion seconded by Brian Peterson. Motion carried unanimously.

7. **Request to modify building #10 and #12 from a six unit to a four unit in the Shadow Ridge Condominium Planned Development Project/Tycore Building**

Jeff Schlag was present to propose a modification to building #10 and #12 in the Shadow Ridge Condominium Planned Development project. Schlag stated the apartments will be constructed as a four-unit rather than the original design of a 6-unit. The square footage will be the same with no changes to the exterior. A motion was made by Ron Blohowiak to approve construction of building #10 and #12 as 4-units rather than 6-units. Motion seconded by John Krawczyk. Motion carried unanimously.

8. **Public Comments**

None

9. **Adjourn**

A motion was made by Ron Blohowiak to adjourn the meeting. Seconded by Dale Warpinski. Motion carried. The meeting adjourned at 8:10PM.

Respectfully Submitted

Judy Benz for Mary Jo Kussow  
Planning and Zoning Board