

Town of Lawrence
Proceedings of Planning and Zoning/Site Review Board Meeting
Wednesday, March 8, 2006
Meeting Time 7:00PM – Town Hall 2595 French Road

Call to Order

The meeting was called to order by Mary Jo Kussow at 7:00PM.

Roll Call

Present: Judy Benz, Ron Blohowiak, John Krawczyk
Mary Jo Kussow, Brian Peterson, Dale Warpinski
Excused: Skip Lee, John Klasen

1. **Approval of Minutes from Meeting Held February 8, 2006**
A motion was made by Dale Warpinski to approve the minutes from the February 8, 2006 with a correction of the attendance of Brian Peterson. Seconded by Ron Blohowiak.
Motion carried.
2. **Business Sign for Furniture Outlet (formerly McCrory Building)**
No one was present in representation for the sign. Motion was made by Dale Warpinski to table this item. Seconded by Brian Peterson. Motion carried.
3. **Carpenters Crossing Condominium Project**
Steve Bieda from Mau Associates and Pat Kaster from CCLW LLC were present to propose a Condominium Project for Carpenter's Crossing. Mr. Bieda reviewed the site plan which includes the building, lighting, and landscape plan. The project consists of 40 units with the buildings being of 2 or 4 units. The road to be known as Mohogany Trail is private. Private street lighting is designated through the development. The area north of Carpenter's Crossing will be a future expansion of condominiums. A motion was made by Ron Blohowiak to approve the condominium project as proposed. Seconded by Dale Warpinski. Motion carried. (See plan attached.)
4. **Request to rezone Parcel L-453 from Agricultural to Planned Development**
A motion was made by John Krawczyk to approve the request to rezone parcel L-453 from Agricultural to Planned Development. Seconded by Dale Warpinski. Discussion: The rezoning request will be sent to a public hearing by the Town Board. Motion carried.
5. **Final Plat for Orion's Run**
Due to no one present to propose the final plat of Orion's Run, a motion was made by John Krawczyk to table this item. Seconded by Brian Peterson. Discussion: It was to be noted that the plat listed lots 9, 15, 19, 37, and 45 as duplex lots and that was never an option and should be removed from the plat. Motion carried.
6. **Grant Street Mini Warehouses Final Site Plan**
David O'Brien from Bayland Builders was present to propose a mini-warehouse complex to be located on Grant Street west of Kocken Excavating. A motion was made by Ron

Blohowiak to approve the site plan contingent that phase 1 of the proposed plan shall include the construction of buildings A and H first and that phase 2 shall include the construction of building B and C first and the fence surrounding the project shall be no less than six (6) feet in height. Seconded by John Krawczyk. Discussion: the purpose of the selection of which buildings are constructed first is to eliminate any non-masonry buildings being viewed from Grant Street for any length of time. All buildings viewed from the road shall be of masonry. The minutes were reviewed from the October, 2005 meeting held on approving the preliminary plan and it was reiterated the fence shall be slatted. Motion carried.

7. **Public Comments**

None

8. **Adjourn**

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

Respectfully Submitted,

Judy Benz