

Town of Lawrence
Proceedings of Planning and Zoning/Site Review Board Meeting
Wednesday, September 13, 2006
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: Judy Benz, John Klasen, Mary Jo Kussow, Skip Lee, Brian Peterson, Dale Warpinski

Excused: John Krawczyk

1. **Approval of Minutes from Meeting Held August 9, 2006**
Motion was made by Brian Peterson to approve the minutes from the meeting held on August 9, 2006. Seconded by Skip Lee. Motion carried.
2. **Final Site Plan for Roland Machinery**
Shawn Mueller from Bayland Buildings was present to propose a final site plan for Roland Machinery. The proposed building consists of 28,732 sq. ft and includes 100% masonry on the front exterior of the building. A motion was made by Skip Lee to approve the site plan contingent the town engineer approves the storm water management plan. Seconded by Mary Jo Kussow. Motion carried. (See site plan attached.)
3. **Sign for Sharper Edge**
Mike Moran was present to propose a business identifying sign for Sharper Edge Landscaping located on Williams Grant Dr and Little Rapids Rd. Mr. Moran has the sign constructed and in the ground. The sign is 6 feet in height and approximately 10-12 feet wide. Mr. Moran stated it is not in the town right-a-way but on his property. A motion was made by Dale Warpinski to approve the sign as presented. Seconded by Brian Peterson. Motion carried. (See copy of sign attached.)
4. **Sign for Diesel Specialists located on Mid Valley Dr**
A 5 ½' x 12' business sign is proposed for Diesel Specialist by Creative Sign. All sign regulations are met. Motion was made by Skip Lee to approve a business sign for Diesel Specialist. Seconded by Mary Jo Kussow. Motion carried. (See copy of sign attached.)
5. **3-Lot Certified Survey Map (SCM) located on Hickory Rd/Kowalkowski**
Frank Kowalkowski was present to propose a 3-lot CSM on Hickory Road. Steve Bieda from Mau and Associates was also present and stated the future road planned in the development is being laid out as close as possible to meet up with the future American Drive. A motion was made by Mary Jo Kussow to approve the 3-lot CSM. Seconded by Dale Warpinski. Motion carried.
6. **Request to Rezone a portion of parcel L-24 located on Hickory road from Agricultural to Limited Industrial to accommodate a Sanitation Rental Facility (Lot #3 of above listed CSM)**

A motion was made by Brian Peterson to approve the request to rezone a portion of parcel L-24 from Agricultural to Limited Industrial. Seconded by Skip Lee. A review of the Comprehensive Plan map verified the property is being planned for this zoning. Motion carried.

7. **General Development Plan for Apartment Complex/Toonen**

David Toonen from Toonen Properties and Steve Bieda from Mau & Associates were present to propose an apartment complex to be constructed on Scheuring Road. The property was previously zoned as a Planned Development District with a conceptual approval for an apartment complex. The proposal consists of eleven 10-unit buildings and eight 12-unit buildings. A pond is to be constructed on the property and will serve as the storm water pond as well as an esthetic feature. A 2000 Sq. ft club house is being proposed. Toonen indicated the club houses are generally not used very often and may be revised in size. Judy Benz indicated it may be difficult to receive Town Board approval on the garage units parallel to the future roadway on the west side of the property. The roads in the complex are planned to be 24' in width. Mr. Toonen stated they are looking at a Spring start on the project. A motion was made by Skip Lee to approve the proposed plan. Motion seconded by Dale Warpinski. Motion carried. (See proposed plan attached.)

8. **3-Lot Certified Survey Map located in Business Park on PDQ Dr and Eisenhower Rd**
A motion was made by Mary Jo Kussow to approve the 3-lot CSM located in the Business Park. Seconded by Brian Peterson. Motion carried. (See CSM attached.)

9. **Site Plan for Packerland Tape to be located on Sand Acres Dr/Eisenhower Rd**

Dan VanRite was present to propose a 7074 Sq. Ft. building on the corner of Sand Acres Dr. and Eisenhower Rd for Packerland Tape Inc. Discussion was held on the overhead door on the front side of the building. Mr. VanRite stated he could move the door to the west side of the building but that would require the traffic to enter from Sand Acres Dr. He stated he is trying to keep the traffic in the business park rather than near the residential. Van Rite was informed he needed to have the front exterior be of all masonry. A storm water detention pond is not required due to the regional pond in the Business Park to serve this area. The lighting would consist of wall packs on the building. Mr. VanRite said if a business sign is needed, they will return for approval on signage. A motion was made by Skip Lee to approve the building with a full masonry front and 60% masonry on west elevation facing Sand Acres Drive. The motion included an exception would be allowed with the overhead door on the front of the building due to consideration of the nearby residential area. Seconded by Dale Warpinski. Motion carried.

10. **Site Plan for McCrory Properties/Furniture Store Business**

Rick Fisher from Fisher & Associates and Tom McCrory were present to propose a 16,715 Sq. Ft. building to be located on the corner of Sundown Lane and Mid Valley Dr. Mr. McCrory has proposed relocating Sundown Court and the utilities to the west of the proposed building. The site is being proposed for a Lullaby Shop with a common parking lot with Furniture Mart to the north. The plan includes extensive landscaping on the south and south west corner to buffer the residential neighborhood. The building has no doors or lights on the backside of the facility. The east elevation (front) of the building includes full masonry with an overhead door recessed by 20 feet on the north end of the building. The Board stated the overhead door should be moved to the north elevation. Mr. Fisher stated

there would not be enough room for the door on the north end of the building. The board stated if the door remains on the front of the building, the masonry must surround the door and not the steel as proposed on the plan. Mr. Mc Crory indicated they would be applying for a variance for the road width behind the building. Judy Benz stated that a 40 foot roadway most likely would not be allowed and perhaps Mc Crory should meet with Town Supervisor Ken VanDeHei and Utility Manager Greg Little to review the proposal and explore other options. The storm water management would include an infiltration system with basin. The owner and contractor indicated "time is of the essence" on this project. A motion was made by Mary Jo Kussow to approve the site plan contingent on: a) road width of 40' is resolved, b) storm water is approved, 3)overhead door be surrounded with masonry and not the steel panel as shown on the plan, 4) rezoning is approved. Seconded by Skip Lee. Motion carried.

11. **Request to rezone parcel L-342-2 to accommodate a furniture store business**
Motion was made by Skip Lee to recommend approval for the rezoning of Parcel L-342-2 from Residential to B1 Business contingent on the road issue being resolved as proposed to accommodate a furniture store business. Seconded by Dale Warpinski. Motion carried.
12. **Conceptual Site Plan for retail complex located on Sand Acres/Quarry Park Dr**
Bill Schmoock was present to propose a conceptual plan for a retail complex to be located on parcel L-265 on the corner of Sand Acres Drive and Quarry Park Drive. Mr. Schmoock said the plans would include a salon, a possible coffee shop and perhaps a restaurant. He would like it to be a higher end type restaurant. Mr. Schmoock was looking for a conceptual approval enabling the rezoning process to begin on the property. Motion was made by Skip Lee to approve a conceptual plan for a retail complex on property located on Sand Acres and Quarry Park. Seconded by Dale Warpinski. Motion carried.
13. **Request to rezone parcel L-265 from Ag to B1 Business to accommodate a retail complex**
Motion made by Mary Jo Kussow to recommend approval to rezoning parcel L-265 from Agricultural to B1 Business to accommodate the above mentioned retail complex. Seconded by Brian Peterson. Motion carried.
14. **Public Comments**
None
15. **Adjourn**
Motion was made by Brian Peterson to adjourn the meeting. Seconded by Dale Warpinski. Motion carried. The meeting adjourned at 8:45PM.

Respectfully Submitted by
Judy Benz
For Mary Jo Kussow, Secretary

