

Town of Lawrence
Proceedings of Planning and Zoning/Site Review Board Meeting
Wednesday, February 14, 2007
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, Brian Peterson,
Skip Lee, Dale Warpinski
Excused: John Krawczyk

1. **Approval of Minutes from Meeting Held January 3, 2007**
Motion was made by Skip Lee to approve the minutes from the January 3, 2007 meeting.
Seconded by Dale Warpinski. Motion carried.
2. **Certified Survey Map consisting of 1 Outlot/VanRossum-**
Land Surveyor, Alan Hansen, was present to propose a Certified Survey Map consisting of one Lot and one Outlot owned by Henry and Gertrude Van Rossum. The outlot consisting of 1.65 acres is to be sold to adjacent property owner, Darol and Ethel Reschke. Mr. Reschke stated he plans on planting the entire property with trees. Restrictive covenants on the CSM indicate the outlot is non-buildable and cannot be sold without a combination CSM combining Outlot 1 to Tax parcel L-76-1. A motion was made by Mary Jo Kussow to approve the CSM. Seconded by Skip Lee. Motion carried. (See CSM attached.)
3. **Storm Water and Site Plan for Roland Machinery/Hopf Development**
Bill Hopf with Able Construction and Steve Bieda with Mau Associates were present to propose a stormwater management plan and site plan for property located on French Road immediately south of Roland Machinery. Mr. Hopf is planning to construct a building in the future and is requesting approval on the site layout for a stormwater pond. Mr. Hopf indicated the pond is over sized and has possible capacity for future development to the south. Matt Greely with McMahan Associates has reviewed and approved the plan. Motion to approve was made by Skip Lee. Seconded by Brian Peterson. (Mary Jo Kussow abstained) Motion carried unanimously.
4. **Proposed 20 one-unit condominiums on Lots 197-206 in Shadow Ridge 2nd Addition (zoned Planned Development)**
Steve Bieda from Mau Associates was present to propose 20 one-unit condominium on 10 lots in Shadow Ridge 2nd Addition. Mr. Bieda stated that Jeff Marlow from Lexington Homes is proposing to consolidate the ten (10) lots to one (1) lot and create a condominium association. Judy Benz explained the area was originally designed for single family homes which was constructed with one lateral per lot for water, sewer and storm sewer. The area was later changed to a Planned Development allowing two unit condominiums on each lot. The Public Service Commission allows only one building per water lateral. The laterals are located in the

middle of the road, therefore, digging up the road would be necessary to construct additional laterals. Discussion was held on the size of the buildings. The homes would be approximately 40 feet wide and it was the consensus of the Board, the layout of 20 one unit homes would create a very dense appearance which did not coincide with the neighborhood. A motion was made by Skip Lee to deny the request for twenty one unit condominiums on lots 197-206 in Shadow Ridge 2nd Addition subdivision. Seconded by Dale Warpinski. Motion carried unanimously.

5. **Public Comments**

None

6. **Adjourn**

A motion was made by Brian Peterson to adjourn the meeting. Seconded by Dale Warpinski. Motion carried. The meeting adjourned at 7:30PM.

Respectfully Submitted,

Judy Benz

For Mary Jo Kussow, Secretary