

**Town of Lawrence**  
Proceedings of Planning and Zoning/Site Review Board Meeting  
Wednesday, March 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,  
Dale Warpinski  
Excused: Skip Lee  
Absent: John Krawczyk

1. **Approval of Minutes from Meeting Held February 14, 2007**  
A motion was made by Brian Peterson to approve the minutes from the meeting held on February 14. Seconded by Dale Warpinski. Motion carried.
2. **Business sign for HD Supply/Waterworks located on Little Rapids Road**  
Representative from Orde Sign & Graphics was present to propose a business sign for HD Supply/Waterworks. The sign is 44”x181” and will be installed on the south elevation of the property. Motion was made by Dale Warpinski to approve the sign. Seconded by Brian Peterson. Motion carried. (See attached)
3. **Business sign for Next Media Outdoor located on Scheuring Road**  
Steve Cegelski from Next Media Outdoor, Inc. proposed a business sign to be mounted on the Next Media Outdoor building located at 1800 Scheuring Road. The sign is 28” by 144” and will consist of back-lit channel letters mounted to back-lit cabinet. Motion to approve the sign was made by Brian Peterson and seconded by Mary Jo Kussow. Motion carried. (See attached)
4. **Business sign for New York Life on the Orde Building**  
Representative from Orde Sign & Graphics was present to propose a business sign to be mounted on the Orde Building for New York Life and the word “sign” added to the ORDE sign. The New York sign consists of 16 Square Feet. Motion was made by Dale Warpinski to approve the sign. Seconded by Brian Peterson. Motion carried. (See attached)
5. **Proposed Site Plan for Design Homes Inc.**  
Jeff Irvine was present to propose a conceptual site plan for Design Homes Inc. to be located on French Road approximately 2000 feet north of county “S”. Mr. Irvine gave an historical overview of Design Homes which manufactures and sells homes that are built to state code and installed on permanent basements. The site would consist of an office facility and several model homes. The office building is set on a 4’ crawl space and would be hooked up to utilities. The seven proposed model displays are of an average size of 1500 Sq. ft and are set on concrete blocks and will have landscaping along with sidewalks. The model homes are generally sold after 2-3 years and new displays are brought in. The office is sold approximately every 5-6 years. Discussion from the Board included the office will require

a more permanent structure to include a masonry product on the building in accordance to the town's site plan ordinance. Mr. Irvine stated the majority of the evergreen trees would remain which would be a good buffer for those residents to the rear of the property. A motion was made by Mary Jo Kussow to approve the conceptual plan pending 1) additional visuals are provided of an existing location; 2) more substantial and permanent looking office building in accordance to the site plan ordinance; 3) all other site plan requirements are brought back to the board which includes stormwater management, landscape and lighting plans. Motion seconded by Dale Warpinski. Motion carried.

6. **Request to rezone a portion of Parcel L-463 located on French Road to accommodate a retail business for Design Homes, Inc.**

Motion was made by Dale Warpinski to recommend rezoning approximately 5 acres of parcel L-463 to accommodate Design Homes, Inc. Motion seconded by Mary Jo Kussow. Motion carried.

7. **Discussion on Mixed Use Districts**

Discussion was held on how to define the future use and requirements for the mixed use districts in the town as depicted on the Land Use Comprehensive Plan map. It was the consensus of the Board to propose three unique Mixed Use Districts. Mixed Use 1 (MXU1) would consist of residential/ and business/commercial, Mixed Use 2 (MXU2) would consist of multi/family business/commercial and Limited Industrial and Mixed Use 3 (MXU3) would consist of Limited Industrial and General Industrial. All Mixed Use Districts would have a Planned Development Overlay. Discussion was held on the depiction of a "downtown" area. It was suggested that the Town Board consider hiring a professional planner to assist with defining a future "downtown" area.

8. **Public Comments**

None

9. **Adjourn**

A motion was made by Mary Jo Kussow to adjourn the meeting. Motion seconded by Dale Warpinski. Motion carried. The meeting adjourned at 8:25PM.

Respectfully Submitted by  
Judy Benz  
For Mary Jo Kussow