

**Town of Lawrence**  
Proceedings of Special Planning and Zoning/Site Review Board Meeting  
Wednesday, September 26, 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, John Krawczyk, Mary Jo Kussow, Skip Lee, Brian Peterson, Dale Warpinski

**1. Site Plan for ‘Forward Vision Environmental’**

Dean Grimes from Forward Vision Environmental was present along with Jim Thyres from Corrigan’s Custom Built Structures to propose a site plan for Forward Vision Environmental. The 30,000 Sq. Ft. building to be constructed on a 4 acre parcel located on Hickory Road will contain a trash sorting business to be known as Forward Vision Environmental. Mr. Grimes reviewed the process explaining that trucks will transport trash into the building and an automated system in addition to 12-18 employees will sort out recycling items and the remaining trash will be compacted and exported to the land fill. The various recycling items are transferred to the appropriate recycling centers, such as Smitty’s Salvage with the metal, Georgia Pacific with the paper, etc. Mr. Grimes stated all trash will be in and out of the site within 24 hours. The truck traffic is expected to be approximately 100 trucks per day. Most traffic will be during daytime hours but could get a few later deliveries in early evening said Grimes. The facility will be manned 24 hours a day, seven days a week. According to Grimes, the noise will be limited because all trucks will be completely in the building for dumping. He indicated a shredder will be utilized during daytime hours and will create some noise. Grimes stated the silos on the exterior of the building will hold wood pellets and other than that, no items will be stored outside. The perimeter of the property will have an 8’ fence with security slats. The proposed plan includes a berm on the front (north) of the property and can be as high or as low as prescribed by the town said Mr. Grimes. The Board expressed concern with the odor and asked how that was to be controlled. Grimes stated there will be a filtering system on the roof of the building to assist with odor controls. He also re-iterated the smelly trash will be in and out within 24 hours and the pit where trash is dumped will be watered down and cleaned on a daily basis. No hazardous waste is accepted at this site. The Board expressed concern with the truck traffic and the condition of the road.

John Klasen stated that the town board will need to review the condition of Hickory Road to determine what must be done. Town employee, Adam Gildernick was present and stated the distance to the proposed site from the highway exit on County Road “S” is 1.2 miles.

Mr. Thyres indicated the Lighting plan included about 9-11 wall packs on the building and will have 3 or 4 lights in the parking lot.

A motion was made by Skip Lee to approve the site plan as proposed with additional considerations to be made in reference to odor control and road conditions to accommodate the anticipated traffic. Motion seconded by John Krawczyk. Motion carried. (See proposed plan attached.)

2. **Consideration to an amendment to the Town Comprehensive Plan in reference to land use**

Gary Bearson with Baylakes Commercial Realtors was present to discuss a request on behalf of his client to consider an amendment to the Town Comprehensive Plan to accommodate additional commercial zoning on parcel L-91-2 located on French Road. The existing land use map allows for the west portion of the parcel to be zoned commercial and the east portion of the parcel to be utilized as agricultural. The property owner has a potential buyer who is proposing a commercial development of the whole parcel. The developer is proposing immediate construction of a distribution facility to the north east section of the parcel and has future plans for another business to the west along the highway corridor. It was the consensus of the Board that the land use amendment from Agricultural to Commercial on the entire portion of parcel L-91-2 is in the best interest of the town and the request is reasonable because it is contiguous to the same type of use.

3. **Resolution recommending an amendment to the Town Comprehensive Plan**

Motion was made by John Krawczyk to adopt a resolution recommending an amendment to the Town Comprehensive Plan. Seconded by Dale Warpinski. A roll call vote was taken and all Planning and Zoning Board members present voted aye. (See resolution 0926 of 2007 attached.)

4. **Public Comments**

None

5. **Adjourn**

Motion was made by Brian Peterson to adjourn the meeting. Seconded by Mary Jo Kussow. Motion carried. The meeting adjourned at 8:15PM.

Respectfully Submitted by  
Judy Benz, for Mary Jo Kussow