

Town of Lawrence
Proceedings of Planning and Zoning/Site Review Board Meeting
Wednesday, March 19, 2008
Meeting Time 7:00PM – Town Hall 2595 French Road

Call to Order

The meeting was called to order at 7:00PM by John Klasen.

Roll Call

Present: John Klasen, Mary Jo Kussow, Skip Lee, Dale Warpinski, Judy Benz

Excused: Brian Peterson

Absent: John Krawczyk

1. **Approve Minutes from Meeting held on February 13, 2008**

Motion was made by Skip Lee to approve the minutes from the meeting held on February 13, 2008. Seconded by Dale Warpinski. Motion carried.

2. **Condominium PD on Sandy Springs Road/Lexington Homes consisting of nine 2-unit condominiums**

Steve Bieda from Mau & Associates and Jeff Marlow, owner of Lexington Homes, were present to propose a project on lots 197-205 in Shadow Ridge 2nd Addition consisting of nine two unit condominiums. (One two-unit on each lot) The lots were previously approved and rezoned for a Planned Development. Mr. Marlow stated that each 2-unit condominium will have its own Declaration of Condominium meaning the owners of each individual 2-unit condominium will be its own association. The Declaration of Condominium and By-laws will be the same for each condominium. Mr. Marlow stated the buildings will appear the same but will be of different colors. Marlow is planning on offering some units without a basement allowing a reduction in the cost and sale price. Each building will be constructed with 50% of brick on the front exterior and each unit will consist of approximately 1406 sq. ft. The selling price of each unit will be between \$140,000- \$150,000 stated Mr. Marlow. Motion was made by Skip Lee to recommend approval of nine two-unit condominiums as proposed on lots 197-205 in Shadow Ridge 2nd Addition to include 50% brick on the front exterior of each building and a copy of the condominium covenants and by-laws be provided to the town. Motion seconded by Mary Jo Kussow. Motion carried.

3. **Request to rezone parcel L-1106 (Lot #206 in Shadow Ridge 2nd Addition) from PD to residential**

Jeff Marlow, owner of parcel L-1106, asked to withdraw the rezoning request. He stated that he is not sure at this time how he can market this lot and would like to keep it in the Planned Development District. He said he will come back to the board with a plan for this lot in the future. No action.

4. **Proposed Usage of Existing Building on French Road/Bill Hopf/Jim VanGheem**

Jim Van Gheem was present on behalf of Bill Hopf to propose a storage facility in the existing building located at 3315 French Road (parcel L-45-3-1-1). The owner has a potential buyer for the building whose business offers climate controlled storage. Mr. VanGheem stated the exterior of the existing building will not change. Mr. VanGheem asked about fencing and outside storage. Mr. VanGheem indicated the proposal is for high-end storage such as pharmaceuticals. When

asked if there would be any additional overhead doors, the response was “no”, in fact the new owner may remove an overhead door. The board discussed the site plan policy which allows for slatted fencing no more than eight feet in height and no items stored above the height of the fence. It was the consensus of the board that the proposed business of inside storage is allowed in the Limited Industrial zoning district, however, the owner will need to return if outside storage or fencing becomes an option. Additional discussion included fencing around the entire perimeter is not permitted. No action necessary.

5. **Public Comments**

None

6. **Adjourn**

Motion was made by Dale Warpinski to adjourn the meeting. Seconded by Skip Lee. Motion carried. The meeting adjourned at 7:40PM.

Respectfully Submitted

Judy Benz
Planning and Zoning Board