

Town of Lawrence
Proceedings of Planning and Zoning/Site Review Board Meeting
Wednesday, July 8, 2009
Meeting Time 7:00PM – Town Hall 2595 French Road

Call to Order

The meeting was called to order by Chairperson Mary Jo Kussow at 7:00PM.

Roll Call

Present: Chairperson, Mary Jo Kussow
Members: Larry Boldt, John Krawczyk, Skip Lee, Tonya Wagner, Mike VandeHei
Advisory Member: Judy Benz
Excused: Brian Peterson

1. **Approve Minutes from Meeting held on June 10, 2009**

Motion was made by Skip Lee to approve the minutes from the meeting held on June 10, 2009. Seconded by John Krawczyk. Motion carried.

2. **Twelve Building (eight unit each) Addition to Scheuring Heights Apartment Complex located on Scheuring Road**

Steve Bieda from Mau & Associate, on behalf of Toonen Companies was present to propose an addition to the Scheuring Height Apartment complex consisting of 12-Buildings of eight units per building. The exterior of the buildings will consist of brick and cement board and be very similar to the existing buildings. Each unit will have a garage and the parking lot will allow for 1.5 stalls per unit. The buildings and pavement utilize approximately 34% of the ten acre parcel and the remaining 66% will be green space.

John Krawczyk expressed concern with the additional apartments decreasing the value of potential residential lots in the future. Mr. Krawczyk stated that he owns property adjacent and will not vote on the issue.

Discussion was held on modifying the site plan to exchange the position of buildings 3, 4 and 5 to the location of the 24- stall garage and relocate the 24-stall garage to the number 3, 4 and 5 buildings.

It was suggested a berm be constructed on the west side of the property. Mr. Bieda stated that it was his opinion the owners would agree to that.

Motion was made by Skip Lee to approve the concept of the development contingent on the rezoning being approved for the purpose. Motion seconded by Mike VandeHei. Motion carried. (John Krawczyk abstained from the vote.)

3. **Rezoning of approximately 10 acres of the north west portion of Parcel L-276 from Agricultural to Planned Development (PD) to accommodate the proposed Scheuring Heights Apartment Complex Addition**

Motion was made by Larry Boldt to recommend the request for rezoning of approximately 10 acres of parcel L-276 go to the public hearing process. Seconded by Tonya Wagner. Motion carried. (John Krawczyk abstained from the vote)

4. **Discussion on Zoning Ordinance Amendment to include Small Wind Turbines**

Discussion was held on a potential ordinance for the use and location of small and large wind turbines in the Town. The Board was presented with a copy of the ordinance from the Town of Eaton. A motion was made by John Krawczyk to table this issue allowing the board to review the proposed ordinance and bring back to a future meeting. Seconded by Skip Lee. Motion carried.

5. **Public Comments**

None

6. **Adjourn**

Motion was made by John Krawczyk to adjourn the meeting. Seconded by Mike VandeHei. Motion carried. The meeting adjourned at 8:00PM.

Recorded and Submitted by Judy Benz
Advisory to Planning and Zoning Board