

Town of Lawrence
Proceedings of Planning and Zoning/Site Review Board Meeting
Wednesday, September 9, 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, Brian Peterson, Skip Lee, John Krawczyk, Mike VandeHei,
Al Toliver
Advisory Member: Town Clerk, Judy Benz
Excused: Tonya Wagner,

1. **Approve Minutes from Meeting held on August 12, 2009**
Motion was made by Skip Lee to approve the minutes from the meeting held on August 12, 2009. Seconded by Mike VandeHei. Motion carried.
2. **Business Sign for Coaches Corner located at 1632 Mid Valley Drive**
A business sign for Coaches Corner was presented for approval. Member, John Krawczyk expressed concern that no one was present to answer any questions in reference to the sign and the dimensions of other signs on the property. It was unclear if the existing signs on the property were within the square footage allowed by ordinance. A motion was made by Skip Lee to approve the sign contingent that information is obtained on the total dimension of signs on the property prior to the next town board meeting. Seconded by Mary Jo Kussow. Motion carried. (John Krawczyk and Mike VandeHei voted against the sign) (See sign design attached.)
3. **10-Lot Preliminary Plat to be known as Quarry Park Subdivision/REDJ,LLC**
Steve Bieda from Mau & Associates was present to propose a 10-lot Preliminary Plat to be known as Quarry Park located on Quarry Park Dr. Lots 1-5 located on parcel L-255-1 are zoned R1 (Residential) and lots 6-10 located on parcel L-255-2 are zoned PD Planned Development. Mr. Bieda said the owner is requesting 2-unit condominiums on lots 6-10 and is looking to have no more restrictions than those established in the town's R2 Zoning Ordinance. Town Clerk, Judy Benz, asked if the developer planned to add any restrictive covenants to the platmap such as requiring homes to be built on the site or size restrictions. Mr. Bieda said he was not aware of any covenants to be added. Benz also stated that the owner needs to speak with the town's utility department to determine what is required to provide services to these additional lots. A motion was made by Mike VandeHei to approve the 10-lot preliminary plat. Seconded by Larry Boldt. Motion carried. (See attached.)
4. **Site Plan for Lots 6-10 of Quarry Park Subdivision for 2-unit condominiums**
Steve Bieda from Mau & Associated was present to propose two-unit condominium site plan for Lots 6-10 on the proposed Quarry Park plat map. Mr. Bieda stated the owner/developer

is asking that the town zoning for R2 apply to these units. Judy Benz reminded him the parcel is zoned PD (Planned Development) and that most likely approval will not be granted for anything less than what was allowed on other parcels in town that are zoned PD which includes a percentage of masonry on the front of each unit. A motion was made by Skip Lee to table this issue until such time the developer comes back with restrictive covenants that will be minimum or greater than what has been approved on previous PD Developments. Seconded by Brian Peterson. Discussion: Steve Bieda stated he would come back to the Board with restrictive covenants for the Preliminary Plat. Motion carried.(See attached.)

5. **Public Comments**

None. Board comments included some ideas on how communications can be improved between the Planning and Zoning Board and the Town Board.

6. **Adjourn**

Motion was made by John Krawczyk to adjourn the meeting. Seconded by Skip Lee. Motion carried. The meeting adjourned at 8:30PM.

Larry Boldt, Secretary
Planning and Zoning Board

LB/jb