

Town of Lawrence
Planning and Zoning Board Meeting Minutes
Wednesday March 7, 2018
Meeting Time 6:00 PM
Town Hall 2400 Shady Court

Call to Order: The meeting was called to order by Tonya Wagner.

Roll Call:

Chair: Tonya Wagner, Present	Mike Van Dehei, Present
Secretary: Larry Boldt, Present	Dr. Lanny Tibaldo, Excused
Travis Runke, Present	John Krawczyk, Excused
Skip Lee, Present	Brian Peterson, Excused
Staff: Scott Beining, Patrick Wetzel, Tara Czachor, Present	

1. Approve Minutes from February 14, 2018 meeting.

Skip Lee made a motion to approve the minutes from Feb. 14, 2018. Travis Runke seconded the motion. Motion carried unanimously.

2. Consider Sign Review for Midway 41 Storage at 3415 French Road, L-78-1 by Sign Source

Cindy Reinhold-LeClair presented details regarding the sign. Two settings of non-lighted letters on the north and south ends of the building. Nothing would be on the front of the building. Mike Van Dehei made a motion to approve the sign. Travis Runke seconded the motion. Motion carried unanimously.

3. Consider Preliminary Plat Review of Hidden Ackers P.D. on Parcels L-444 and L-446, by Mach IV.

Joel, Mach IV engineer, and Pat Kaster, developer, presented. Joel stated there is a need for lots in the TOL. They'd like to create a PPD Development. The lots would be 90' lots. This design would increase the TOL Tax Base by 9.2 million dollars. Mike Van Dehei questioned outlots 1,2, and 3. Joel stated they would be dedicated to the Town. There was a discussion about green space. Lot 3 would have a storm water pond. The Town would need an easement for the storm water pond access.

Skip Lee questioned why the lots would not be 100'.

Patrick Wetzel commented that the P/Z Board approved Orions Run which did not have 100' lots.

Tonya Wagner stated she was worried about more and more developers would come to the TOL asking for lots less than 100'. She noted that the City of De Pere was on all three sides of the parcels.

Larry Boldt stated that if they allow lots less than 100', it sets a precedence for other developments in the TIF district.

Scott Beining mentioned that the engineering costs of 100' lots make \$70,000 lots and that there is need for diverse lots in the TOL.

Patrick Wetzel discussed definitions of a PPD.

There was a discussion on sidewalks, easements, green space, and a PPD providing developers with flexibility.

Mike Van Dehei questioned the noise level with being right by HWY 41 and asked if there would be a notice about the noise. Pat said there would be no noise notice.

Skip Lee made a motion to not recommend the plat to the Town Board. Larry seconded the motion.

Roll call vote taken by Scott Beining. Motion carried 4-1 in favor, Tonya Wagner – Nay.

4. Consider Site Review for a new commercial building at 1677 Sand Acres Drive, Parcel L-264-6-1 by Van Rite and Father Inc.

Dan Van Rite presented. Parcel is 1.46 Acres. The building use would be for a professional dog training facility (not boarding). It is zoned L-1. A professional dog training facility would be allowed per the ordinance. Tonya made a motion to approve and Skip seconded the motion. Motion carried unanimously.

5. Consider Conditional Use Permit for a church and associated complex at 1798 Grant Street, Parcel L-201-2 by Journey Church/Alliance Construction.

Alliance presented. Currently the parcel is zoned as A-1. The church would need a conditional use permit. The church would be 14,000 sq ft. All neighboring properties are Ag and some are in Ashwaubenon. Skip made a motion to approve and Travis seconded the motion. Motion carried unanimously.

6. Public comments
None.

7. Adjourn

Tonya made the motion to adjourn the meeting at 7:05pm. Travis seconded the motion. Motion carried unanimously.

Scott Beining, Zoning Administrator
Planning and Zoning Board