

Town of Lawrence
Planning and Zoning Board Meeting Minutes
Wednesday, January 9, 2019
Meeting Time 6:00 PM
Town Hall 2400 Shady Court

Call to Order: The meeting was called to order by Dr. Lanny Tibaldo at 6:00pm.

Roll Call:

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

Discussion and Action on the following:

1. Approve Minutes from December 12, 2018 meeting.

Mike Van Dehei made a motion to approve the minutes from December 12, 2018. Travis Runke seconded the motion. Motion carried unanimously.

2. Consideration of Site Review for Multi-Tenant Commercial Building, L-264-6-1-2, 1680 Mid Valley Dr. by Van Rite & Father, Inc.

Dan Van Rite from Van Rite & Father, Inc presented. Two tenants are ready to be in the building by May 1, 2019. All faces of the building would be all masonry. The Town will be installing sewer and water laterals to the site. They would be moving the driveway west of where it was shown on the plans presented which would move the driveway further from the intersection. The current zoning is L-1. There would be enough greenspace and parking spaces based on ordinances. The storm water will be directed to the regional pond. Skip Lee made a motion to approve the site review. Mike Van Dehei seconded the motion. Motion carried unanimously. The final review moves to the next Town Board meeting.

3a. Consideration of 4-Lot CSM consisting of L-454 and L-455 for CCLW, by McMahan.

3b. Consideration of Rezone Request for Lot 1 of same CSM. Currently A-1 Agricultural Zone, Proposed B-1 Business Zone.

3a) Doug Woelz from McMahan was present, along with Pat Kaster, the developer, and Joel Ehrforth from Mach IV Engineering. In reviewing the CSM, the road would be curved to have frontage for lot 3. Lot 4 is mostly woods and wetland. The front and back of the lot could be developed and included in the land swap. Mike Van Dehei questioned the 100' ROW width and 70' ROW width at the curve. Patrick stated they used a wider road to start with for a potential boulevard and could always make the road smaller if needed. Travis Runke made a motion to approve the 4-Lot CSM. Brian Peterson seconded the motion. Motion carried unanimously. The final/complete review moves to the Town Board.

3b) Lot 1 is zoned A-1 currently and would be rezoned to B-1 for development. Skip Lee made a motion to approve the rezone request. Travis Runke seconded the motion. Motion carried unanimously and moves to the Town Board.

4a. Consideration of 1-Lot CSM for portions of L-474 and L-475 for the Town of Lawrence, by McMahan.

4b. Consideration of Preliminary Plat Review for Carpenters Crossing South PDD on Lot 1 of same CSM by Mach IV Engineering.

4c. Consideration of Preliminary Review of PDD (Planned Development District) for Lot 1 of same CSM by Mach IV Engineering.

4a) Mike made a motion to approve the 1-Lot CSM. Travis Runke seconded the motion. Motion carried unanimously and moves to Town Board

4b) Joel from Mach IV presented. The PDD would be a 25.81 acre development. There would be various housing options in the development. The development would have 28 single family 100' lots that would meet Town ordinances. There would be 9 duplex lots and 12 condo units. They would have a condo association which would maintain the lawn. The condos would be individually owned. The multi family unit would consist of 4 – 8 plex units. The developer would have covenants on the lots with restrictions. There would be access to the trans lines via path or trail. It would help building a buffer for the south of powerlines. Storm water would go to a regional storm pond. The topic of percentage of multifamily to single family was discussed. Per Scott Beining, the percentage rate is currently around 26-28% and would remain under 30% based on current development. Mike Van Dehei made a motion to approve the Preliminary Plat Review. Skip Lee seconded the motion. Motion carried unanimously and moves to Town Board Meeting Monday, January 14, 2019.

4c) Travis Runke made a motion to approve the Preliminary Review of PDD. Larry Boldt seconded the motion. Motion carried unanimously and moves to Town Board Meeting Monday, January 14, 2019 for Preliminary review, then would have a public hearing at the Planning and Zoning meeting on Wednesday, February 13, 2019, and then move to the Town Board Meeting on Monday, February 25, 2019 with recommendation from Planning and Zoning Board for final approval.

5. Public comments

There were no public comments.

6. Adjourn

Brian Peterson made a motion to adjourn the meeting. Skip Lee seconded the motion. Motion carried unanimously. Meeting adjourned at 7:00pm.

Scott Beining, Zoning Administrator
Planning and Zoning Board