

Town of Lawrence
Planning and Zoning Board Meeting Minutes
Wednesday, July 8, 2020
Meeting Time 6:00 PM
Town Hall 2400 Shady Court

This meeting can be accessed virtually or by phone via Zoom.

ACCESS INSTRUCTIONS

<https://zoom.us> "Join a Meeting"
ZOOM Meeting ID –838 6499 4388
ZOOM Meeting Password - 823467

Call 1-312-626-6799 for phone audio access, use meeting ID and password above.

Roll Call: Tonya Wagner called the meeting to order at 6:03pm.

Chair: Tonya Wagner, Present
Secretary: Larry Boldt, Present
Travis Runke, Present
Brian Peterson, Excused

Mike Van Dehei, Present
Dr. Lanny Tibaldo, Present
Skip Lee, Excused
Staff: Scott Beining, Present, Patrick Wetzel, Present, Tara Czachor,
Present

Discussion and Action on the following:

1. Approve Minutes from June 10, 2020 meeting.

Dr. Lanny Tibaldo made a motion to approve the minutes from June 10, 2020. Travis Runke seconded the motion. Motion passed unanimously.

2. Consideration of 2-Lot CSM for portions of Parcels L-414, L-415, and L-416 by Scannell Development Company III, Inc. and MS Real Estate Holdings LLC.

Zachary from Scannell presented. There was discussion on a draft of a site plan for a warehouse facility for Georgia Pacific. Mike from Georgia Pacific also presented. Mike Kohlbeck from McMahon Group was in attendance as well. There was discussion of a preliminary stormwater pond to the north of the potential facility. Mike Van Dehei made a motion to move the two lot CSM to the Town Board. Travis Runke seconded the motion. Motion carried unanimously.

3. Consideration of Request to Rezone Two (2) Parcels Created by 2-Lot CSM Submitted, from A-1 Agricultural Zone to LI Limited Industrial Zone by Scannell Development Company III, Inc. and MS Real Estate Holdings, LLC.

Patrick Wetzel, Town Administrator, gave a brief explanation of the current zoning of the properties, and why there is a rezoning request. Discussion of the comp plan took place.

Scott Beining, Zoning Administrator, was a part of the staff that drafted the comp plan 4 years ago. Per Patrick Wetzel, there would be a developers agreement regarding the property of the home. Mr. Lamers asked about Truck Traffic. Zachary mentioned 75 trucks a day in and out. There was discussion on

neighborhood concerns. Per Tonya, the DNR also gets involved. Per Patrick, Brown County Highway would be involved regarding the truck traffic, which roads the trucks would stay on, and they would look at several different options. There would be a traffic impact analysis. Per Patrick, after the P/Z board recommends a public hearing to be set, the Town Board sets the public hearing. Then the notices would go out to the residents to let them know about the public hearing. This is the first meeting and first look at the preliminary plans. Per Patrick, 5 years ago there were no utilities in this area, and now this site would be right across from receiving utilities. Per Zachary, there was an exhaustive search for land and this area seems to be a good fit. Noise, traffic, lighting, stormwater, smells, will all be taken into account later on in the process, per Mike from GP once those details are ironed out. Per Patrick, the answers to these questions would come at a later date, and there would be a public hearing. The ultimate decision lies with the Town Board. Per Scott, the comp plan is due to be revised, and there would be community involvement as well. Larry Boldt made a motion to move the rezoning request to the Town Board Meeting. Travis Runke seconded the motion. Motion carried unanimously.

4. Staff Report: Discussion only regarding future development plans.

No staff report

5. Public comments. – Addressed earlier in the meeting.

6. Adjourn.

Mike Van Dehei made a motion to adjourn the meeting at 7:08pm. Travis Runke seconded the motion. Motion carried unanimously. Meeting adjourned at 7:18pm.

Scott Beining, Zoning Administrator
Planning and Zoning Board