

**Town of Lawrence
Planning and Zoning Board Meeting Minutes
Wednesday, May 12, 2021
Meeting Time 6:00 PM**

THIS MEETING WILL BE HELD IN PERSON, AS WELL AS ONLINE, via THE ZOOM LINK BELOW

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

ACCESS INSTRUCTIONS

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Meeting ID: 845 0952 3692

Passcode: 241614

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Roll Call: 6:02pm

Chair: Dr. Lanny Tibaldo, Present

Mike Van Dehei, Present

Secretary: Larry Boldt, Present

Skip Lee, Present

Travis Runke, Present

Kyle Treml, Present

Brian Peterson, Unexcused

Staff: Scott Beining, Patrick Wetzel, Tara Czachor

Discussion and Action on the following:

1. Approve Minutes from April 14, 2021 meeting.

Skip Lee made a motion to approve the minutes from the March 10, 2021 meeting. Mike Van Dehei seconded the motion. Motion carried.

2. Consideration of Zoning Amendment for Portions of L-2 and L-9-1 on Noah Rd by Robert E. Lee and Associates.

Jim Boyea from Best Built was in attendance as well as Troy Hewitt with R.E.Lee. Troy presented the concept drawing. Scott Beining showed a map of the area. The area would have 1.5-2 acre lots north of the creek. There would be about 14 larger lots. The lots would be zoned Estate Residential. There would be a Plat review. Skip Lee commented that it would be good to have an addition of large lots in the town. Skip Lee made a motion to recommend to approve the site plan. Travis Runke seconded the motion. Motioned carried.

3. Consideration of Zoning Amendment for L-527 by James and Ida Van Gheem to create two lots with 80' of frontage.

Scott Beining presented a map of the area, and showed the two lots, which have an easement between them for access to the sanitary lift station behind the property. He showed the mapping of American Drive which will occur in the future. The town has a need to get sewer and water to Little Rapids. The two lots listed have a combined frontage of 160'. Residential zoning requires each lot have 100' of frontage, so they could not just be rezoned to R-1, they would need to go through a variance process, per Scott. Skip Lee stated that it's obvious the two lots were meant to be 80' lots to fit in with the subdivision, and Travis Runke agreed. Homeowner, Linda Ollmann

from 2683 Andromeda Dr. asked a few questions on the timeline of American Drive. Per Scott, the Town is not sure when the road would be constructed, since Jim Van Gheem privately owns the land currently. Per Scott, the Variance Board would schedule a meeting where there would be a public hearing and notices sent to neighbors. Mike Van Dehei made a motion to recommend this topic go through the variance process. Travis Runke seconded the motion. Motion carried.

4. Consideration of Amendment to Ordinance Section 300-19 Residential Dwelling Standards pertaining to Permitted Siding Materials.

Per Scott, the current ordinance has the typical building materials listed. The discussion was on whether to allow corrugated metal siding for accessory buildings in Estate Residential zoning. Kyle Treml made the comment that he would be comfortable allowing the steel siding for accessory buildings in ER zoning, but not in R-1 Residential zoning. Scott stated that for an ordinance change, there would need to be a public hearing, and also that the subdivision covenants could address use of steel siding as well. Draft language would be presented in June. Kyle Treml made a motion to recommend allowing accessory buildings in Estate Residential zoning to utilize corrugated steel siding. Mike Van Dehei seconded the motion. Motion carried unanimously.

5. Administrative Staff Reports Re: Current Construction Projects.

Scott Beining gave an update on the current construction projects in town. Hemlock East has started with the roadway. Construction has begun in Hemlock Creek 5th addn. ISA is finishing up their project in early June.

6. Public comments upon matters not on the Agenda.

There were no public comments.

7. Adjourn.

Skip Lee made a motion to adjourn the meeting. Mike Van Dehei seconded the motion. Motion carried unanimously. Meeting adjourned at 7:24pm.

Scott Beining, Zoning Administrator for Larry Boldt, Secretary, Planning/Zoning Committee