

**Town of Lawrence
Planning and Zoning Board Meeting Minutes
Wednesday, May 14, 2025
Meeting Time 6:00 PM**

THIS MEETING WILL BE HELD IN PERSON.

Discussion and/or Action on the following:

1. Call to Order
 - a. Kevin Brienens called the meeting to order at 6:00pm
2. Roll Call
 - a. Present: Larry Boldt, Travis Runke, Kyle Tremel, Kevin Brienens, Skip Lee, Mike Vande Hei, Katie McCarty.
 - b. Excused: N/A
 - c. Staff: Scott Beining, Patrick Wetzel, and Melissa Mathes
3. Approve Agenda
 - a. Skip Lee made the motion to approve the agenda; seconded by Travis Runke. Motion carried unanimously.
4. Approve Minutes from the April 9, 2025 meeting.
 - a. Mike Vande Hei made the motion to approve the minutes from the April 9, 2025 meeting, seconded by Kyle Tremel. Motion carried unanimously.
5. Public comments upon matters not on the Agenda.
 - a. No one spoke
6. PUBLIC HEARING: Application for Final Review of Planned Development District on Parcels L-18, L-19, L-20, L-22, L-401-1 L-20-1, L-21-1 by Lawrence Development Center.
 - a. Travis Runke made a motion to open the public hearing at 6:02pm; seconded by Katie McCarty. Motion carried unanimously.
 - i. Comments Received:
 1. Matt Sullivan, 2714 Williams Grant Drive: provided written testimony.
 2. Judy Hooyman, 2539 Whispering Oak Court
 - b. Travis Runke made a motion to close the public hearing at 6:20pm seconded by Skip Lee. Motion carried unanimously.
7. Consideration of Application for Final Review of Planned Development District on Parcels L-18, L-19, L-20, L-22, L-401-1 L-20-1, L-21-1 by Lawrence Development Center.
 - a. Skip Lee made a motion to approve the final review of Planned Development District with additional information and further review of the garage/parking, the covenants, facilities open to the public, pool and fencing policy, and Lake Blvd. to extend to Williams Grant at Noah Road intersection; seconded by Kyle Tremel. Motion carried unanimously.

8. Consideration of Sign Review at 2851 American Blvd, Parcel L-2191 by Creative Sign Company
 - a. Sarah Brainard, Creative Sign, presented the sign.
 - b. Mike Vande Hei made a motion to approve the sign as presented; seconded by Travis Runke. Motion carried unanimously.
9. Consideration of Sign Review at 2423 French Road, Parcel L-452 by Creative Sign Company
 - a. Sarah Brainard, Creative Sign, presented the sign.
 - b. Katie McCarty made a motion to approve the sign as presented; seconded by Kyle Trembl. Motion carried unanimously.
10. Consideration 3 Lot Certified Survey Map (CSM) at 2609 Lawrence Drive, Parcel L-480-2 by Scott Turriff.
 - a. Kyle Buhrandt presented the 3 Lot CSM
 - b. Mike Vande Hei made a motion to approve the 3 Lot CSM at 2609 Lawrence Drive, Parcel L-480-2 as presented; seconded by Katie McCarty. Motion carried unanimously.
11. Consideration of Zoning Amendment to re-zone from Agricultural Zone (A-1) to Residential (R-1) at Lots 1, 2, and 3 of 3 Lot CSM, Parcel L-480-2 by Scott Turriff.
 - a. Kyle Trembl made a motion to approve the re-zone from A-1 to R-1 at Lots 1, 2, 3 of 3 lot CSM as presented; seconded by Travis Runke. Motion carried unanimously.
12. Consideration of Preliminary Review of Planned Development District Blue Reef Storage Condos at 1358 Mid Valley Dr, Parcel L-221 by Blue Reef Holdings LLC.
 - a. Joel Ehrfurth, Mach IV, and Eddie Cox, owner of Blue Reef Holdings LLC, presented the request to change Phase 2 of the original site plan to the future development.
 - b. Skip Lee made a motion to approved the preliminary review of the Planned Development District Blue Reef Storage Condos at 1358 Mid Valley Drive with addressed concerns for the security and occupancy of the property; seconded by Travis Runke. Motion carried unanimously.
13. Consideration of Site Plan Review for Commercial Building Addition at 3266 Williams Grant Dr., Parcel L-72-3 by Fox Structures/FVAA
 - a. Alex Sheriff, FVAA, presented the site plan for the addition to the existing building.
 - b. Kyle Trembl made a motion to approve the Site Plan for Commercial Building addition at 3266 Williams Grant Drive as presented; seconded by Mike Vande Hei. Motion carried unanimously.
14. Staff Updates/Reports
 - a. Staff reports given.
15. Adjourn.
 - a. Katie McCarty made a motion to adjourn the meeting at 7:39pm; seconded by Mike Vande Hei. Motion carried unanimously.

Scott Beining, Zoning Administrator