

**Town of Lawrence
Planning and Zoning Board Meeting Minutes
Wednesday, July 9, 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 Brienon called the meeting to order at 6:00pm.
2. Roll Call
 - a. Present: Larry Boldt, Kevin Brienon, Skip Lee, Mike Vande Hei, Kyle Trembl, Katie McCarty
 - b. Excused: Travis Runke
 - c. Staff: Scott Beining and Melissa Mathes
3. Approve Agenda
 - a. Skip Lee made a motion to approve the agenda; seconded by Katie McCarty. Motion carried unanimously.
4. Approve Minutes from the June 11, 2025 meeting.
 - a. Kyle Trembl made a motion to approve the minutes from the June 11, 2025 meeting; seconded by Skip Lee. Motion carried unanimously.
5. Public comments upon matters not on the Agenda.
 - a. No one spoke.
6. Consideration of Preliminary Review of Planned Development District for Blue Reef Storage Condos at 1358 Mid Valley Dr, Parcel L-221 by Blue Reef Holdings LLC.
 - a. Eddie Cox, Blue Reef Holdings LLC, presented the future development of the auto condos.
 - b. Skip Lee made a motion to approve the preliminary review of Planned Development District for Blue Reef Storage Condos at 1358 Mid Valley Drive as presented with a consideration of hours of operation; seconded by Katie McCarty. Motion carried unanimously.
7. Consideration of Site Plan Review for Commercial Building at 1680 Mid Valley Drive on Parcel L-264-6-1-2 by VR Development
 - a. Scott Beining, Building Inspector/Zoning Administrator and Dan Van Rite, owner, presented the commercial building on the existing parcel.
 - b. Mike Vande Hei made a motion to approve the Site Plan Review for Commercial Building at 1680 Mid Valley Drive, Parcel L-264-6-1-2 as presented; seconded by Katie McCarty. Motion carried unanimously.
8. Discussion of Conditional Uses in Town of Lawrence Zoning Districts
 - a. Scott Beining, Building Inspector/Zoning Administrator, explained the conditional uses within each Zoning District in the Town.

9. Staff Updates/Reports

- a. Staff Reports given.

10. Adjourn.

- a. Katie McCarty made a motion to adjourn the meeting at 7:26pm; seconded by Mike Vande Hei. Motion carried unanimously.

Scott Beining, Zoning Administrator