

**Town of Lawrence
Planning and Zoning Board Meeting Minutes
Wednesday, November 12, 2025
Meeting Time 6:00 PM**

THIS MEETING WAS HELD IN PERSON.

Discussion and/or Action on the following:

1. Call to Order
 - a. Kevin Brienens called the meeting to order at 6:00 pm.
2. Roll Call
 - a. Present: Kevin Brienens, Skip Lee, Katie McCarty, Travis Runke, Mike Vande Hei, and Kyle Tremel.
 - b. Excused: None
 - c. Staff: Scott Beining, Patrick Wetzel, and Melissa Mathes
3. Approve Agenda
 - a. Skip Lee made a motion to approve the agenda; seconded by Travis Runke. Motion carried unanimously.
4. Approve Minutes from the October 9, 2025 meeting.
 - a. Kyle Tremel made a motion to approve the minutes from the October 9, 2025, meeting; seconded by Travis Runke. Motion carried unanimously.
5. Public comments upon matters not on the Agenda.
 - a. No one spoke.
6. PUBLIC HEARING: Amendment to the Project Plan for Tax Incremental District (TID) No. 3A.
 - a. Travis Runke made a motion to open the public hearing at 6:01 pm; seconded by Katie McCarty. Motion carried unanimously.
 - b. Patrick Wetzel, Town Administrator, reviewed the TID amendment. Jon Cameron, Ehlers, explained the process and amended details.
 - c. Kevin Brienens asked if there were any comments. None heard.
 - d. Skip Lee made a motion to close the public hearing at 6:30 pm; seconded by Kyle Tremel. Motion carried unanimously.
7. Consideration and possible action of a “Resolution 2025-014 Approving an Amendment to the Project Plan for Tax Incremental District No. 3A”.
 - a. Kyle Tremel made a motion to approve the “Resolution 202-014 Approving an Amendment to the Project Plan for Tax Incremental District No. 3A; seconded by Travis Runke. Roll call vote: Mike Vande Hei-aye; Katie McCarty-aye; Kyle Tremel-aye; Kevin Brienens-aye, Skip Lee-aye; Travis Runke-aye. Motion carried unanimously.
8. Consideration of 4 Lot Certified Survey Map (CSM) on part of Parcel L-20 & L-21-1 by Lawrence Development LLC.
 - a. Doug Woelz, McMahon Associates, presented the 4 Lot CSM in the Lawrence Town Center Development.

- b. Kyle Treml made a motion 4 Lot Certified Survey Map (CSM) on part of Parcel L-20 & L-21; seconded by Skip Lee. Motion carried unanimously.
- 9. Consideration of Preliminary Review of Planned Development District for Motor Condos on Parcel L-460 by Blue Reef Holdings LLC.
 - a. Bob Mach, Mach IV, and Eddie Cox, owner, presented the future development plans.
 - b. Skip Lee made a motion to approve the preliminary review of Planned Development District for Motor Condos on Parcel L-460; seconded by Katie McCarty. Motion carried unanimously.
- 10. Staff Updates/Reports
 - a. Staff reports given.
- 11. Adjourn.
 - a. Katie McCarty made a motion to adjourn the meeting at 8:01 pm; seconded by Mike Vande Hei. Motion carried unanimously.

Scott Beining, Zoning Administrator