

**Town of Lawrence  
Planning and Zoning Board Meeting Minutes  
Wednesday, February 12, 2020  
Meeting Time 6:00 PM  
Town Hall 2400 Shady Court**

**Call to Order:** The meeting was called to order by Tonya Wagner at 6:05pm.

**Roll Call:**

<b>Chair:</b> Tonya Wagner, Present	Mike Van Dehei, Present
<b>Secretary:</b> Larry Boldt, Excused	Dr. Lanny Tibaldo, Present
Travis Runke, Present	Brian Peterson, Present
Skip Lee, Present	
<b>Staff:</b> Scott Beining, Present; Patrick Wetzel, Present; Tara Czachor, Present	

**Discussion and Action on the following:**

**1. Approve Minutes from November 13, 2019 meeting.**

Skip Lee made a motion to approve the minutes from November 13, 2019. Dr. Lanny Tibaldo seconded the motion. Motion carried unanimously.

**2. Consideration of Site Plan Review for new building at 3557 Miners Way on parcel L-1591 by AFC Services / Terry Schneider.**

Mike Klarner presented plans for a new shop/office for AFC Inc. The office area would be up front. Materials would include steel, and LP Smart siding. There would be a fence around the building. There was discussion on potential sign locations. The lighting would include exit lights and can lighting on the soffit. Mike Van Dehei questioned if there would be enough green space, and per Scott Beining, there would be. There would be about 5-6 employees and 11 parking stalls. Skip Lee made a motion to recommend to the Town Board. Mike Van Dehei seconded the motion. Motion carried unanimously.

**3. Consideration of Site Plan Review for four Multi-Family apartment buildings by Tim Halbrook Builders on parcel L-2038.**

Joel from Mach IV presented. The apartments would be larger in size, about 1400 sq. ft. per unit, with a 2-stall garage with every unit. Elevations changed regarding the roof. There was discussion on the water meter size and having a master meter. Tonya Wagner had questions regarding the paving set back requirements. Per Scott that shouldn't be an issue. Mike Van Dehei made a motion to recommend approval to the Town Board. Dr. Lanny Tibaldo seconded the motion. Motion carried unanimously.

**4. Discussion and update on 5<sup>th</sup> Addition to Hemlock Creek Subdivision.**

Patrick Wetzel gave an update on the 5<sup>th</sup> Addition to Hemlock Creek Subdivision. Some lots would be in Hobart, and some would be in Lawrence. The lots would need to be split and we will still have to identify which lots would go to which community, and an intergovernmental agreement would need to be agreed upon.

**5. Staff Report: Preliminary TID 1 Development Plan.**

Patrick Wetzel gave an update of TID 1 performance and potential development plans.

**6. Staff Report: 2019 Review of Permits and Development.**

Scott Beining presented a review of permits for 2019.

**7. Public comments.**

There were no public comments.

**8. Adjourn.**

Brian Peterson made a motion to adjourn the meeting at 7:30pm. Dr. Lanny Tibaldo seconded the motion. Motion carried unanimously.

*Scott Beining, Zoning Administrator*  
Planning and Zoning Board