

**Town of Lawrence  
Planning and Zoning Board Meeting Agenda  
Wednesday September 15, 2021  
Meeting Time 6:00 PM**

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

**Discussion and/or Action on the following:**

1. Call to Order

Call to order by Chair/Lanny Tibaldo at 6:02pm

2. Roll Call

Members Present: Larry Boldt, Travis Runke, Lanny Tibaldo, Mike VanDehei, Skip Lee, Kyle Treml, Brian Peterson. (all present)

Staff Present Patrick Wetzel, Scott Beining

3. Approve Agenda

Skip Lee made a motion to approve agenda, second by Mike Van Dehei. Motion carried unanimously.

4. Approve Minutes from August 11, 2021 meeting.

Kyle Treml made a motion to approve minutes as printed, second by Mike Van Dehei. Motion carried unanimously.

5. Public comments upon matters not on the Agenda.

Collin Wagner 2326 Mid Valley Drive commented that he would like to see a revision to the ordinance to allow for metal siding on residential homes.

Matt Sullivan 2714 Williams Grant commented on the Town's Comprehensive plan, stating that he believes it is invalid. He also stated that there is no trust in the Town, the Comprehensive plan needs to be updated, formal request that no rezoning request be considered until update.

6. Consideration of Planned Development District Preliminary Review on Parcels L-18, L-19, L-20, L-22, L-401-1 L-20-1, L-21-1 (I41/CTH S Interchange) by TC Pursuit Services, Inc.

Scott Beining gave a summary of the PDD process and the timeline, including preliminary review, final application, public hearing, final approval, and consideration of amendments.

Morgan Baer, Grady Hamilton, Joe Grimes, Adam Artz presented the preliminary PDD plan to develop 110 acres (40 for future). Approx 250 loading docks, 1200 parking stalls, Security/Guard house, 15' tall berm, landscaping, building elevations, and perspective photos were discussed. Truck ingress/egress would be off of Mid Valley Drive and would conform with future DOT plans for the interchange. Kyle Treml asked about pond locations. Skip Lee asked about access to the 40 acres of undeveloped property. Grady stated that no plans were considered at this time. Kyle Treml asked if a traffic study was being conducted. Adam stated that a study is being done. Skip Lee made a motion to recommend approval and send to the Town Board, second by Kyle Treml. Motion carried unanimously.

7. Consideration of Sign Review for NAPA Auto Parts Store 1210 Mid Valley Drive by JNB Signs, Inc.

Scott Beining presented the plans submitted (no representative present). Signage would be similar to what is in place from the previous tenant (the Lullaby Shop). The sign would be internal lit LED, according to submittal. Kyle Trembl made a motion to recommend approval, second by Travis Runke. Motion carried unanimously.

8. Consideration of Sign Review for Revive Nutrition 1680 Mid Valley Drive by Creative Sign Company.

Scott Beining presented the information submitted (no representative present). This sign was encouraged because of a temporary sign violation. Sign meets ordinance and is non-light. Kyle Trembl noted that we should encourage multi-tenant signs. Skip Lee made a motion to approve the sign, but future signs should be consolidated for this property, second by Brian Peterson. Motion carried.

9. Consideration of Final Plat Review for Archangels Subdivision on Parcels L-2 by Robert E. Lee and Associates. No major changes since preliminary review. Larry Boldt made a motion to recommend approval, second by Kyle Trembl. Motion carried unanimously.

10. Consideration of a Request for Rezoning to B-1 Zoning and Conditional Use Permit for Parcel L-190-2, 1862 Grant Street for Travis Thiede by Mau and Associates. Current Zoning is Estate Residential Zoning for the 3.2 Acre Parcel.

Jon LeRoy presented plan for detached garage for owners “hobby” business. Scott Beining explained the ordinance and the fact that businesses are not allowed in residential zones, but a CUP could allow for a dwelling unit on a B-1 zoned property. This is a 3.2 acre parcel. Mike Van Dehei made a motion to approve but there needs to be understanding of storage, fence, business. Second made by Skip. Motion carried unanimously.

11. Consideration of Final Plat Review for American Rapids Subdivision on Parcels L-473, L-474, 527, and L-532 by Mc Mahon Associates.

Patrick Wetzel presented the details of the plat. Mike voiced concern regarding connecting the road ROW to DePere’s American Blvd. Discussion took place regarding elements that would avoid any ability to use this ROW until it is fully built in the future. The concerns were noted. Kyle Trembl made a motion to recommend approval, second by Larry Boldt. Motion carried unanimously.

12. Consideration of 3 Lot CSM Review on Parcel L-1803, French Road, by Mau and Associates

Reviewed, but no discussion. Motion made by Mike Van Dehei to recommend approval, second by Skip Lee. Motion carried unanimously.

13. Consideration of Request to Rezone Parcel L-1803 from A-1 Agricultural Zoning to B-1 Business Zoning by Mau and Associates.

Reviewed, but no discussion. Motion made by Mike Van Dehei to recommend approval, second by Larry Boldt. Motion carried unanimously.

14. Adjourn.

Brian Peterson made a motion to adjourn at 7:30pm, second by Skip Lee. Motion carried unanimously.

*Scott Beining, Zoning Administrator*