

**Town of Lawrence  
Planning and Zoning Board Meeting Minutes  
Wednesday April 13, 2022  
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
  - a. Call to order by Chair Lanny Tibaldo at 6:01pm
2. Roll Call
  - a. Members Present: Larry Boldt, Travis Runke, Kyle Trembl, Lanny Tibaldo, Mike VandeHei, Skip Lee, Katie McCarty
  - b. Staff Present: Scott Beining, Melissa Mathes
3. Approve Agenda
  - a. Skip Lee made a motion to approve the agenda, seconded by Mike VandeHei. Motion carried unanimously.
4. Approve Minutes from March 9, 2022 meeting.
  - a. Kyle Trembl made a motion to approve the minutes, seconded by Travis Runke. Motion carried unanimously.
5. Public comments upon matters not on the Agenda.
  - a. No Comment
- ~~6. Consideration of PDD Amendment for Parcels L-18, L-20, L-20-1, L-22, L-21-1, L-19, L-401-1 (Project Badger) by TC Pursuit Services, Inc.~~
  - ~~a. Applicant has requested to remove from April agenda.~~
7. Consideration of 3 Lot Certified Survey Map (CSM) at French Road, Parcel L-452 by Doug Woelz.
  - a. Splitting Parcel L-452 into 3 lots which is currently owned by IPR. Patrick Wetzel, Administrator explained Lot 1 will decrease slightly in size to round out the intersection for better turning radius.
  - b. Travis Runke made a motion to approve the Certified Survey Map (CSM) at French Road, Parcel L-452; seconded by Kyle Trembl. Motion carried unanimously.
8. Consideration of Rezoning Lots 1 & 2 from the above CSM from A-1-Agricultural District to B-1-Business/Commercial District by Town of Lawrence.
  - a. Skip Lee made a motion to approve the Rezoning Lots 1 & 2 from the above CSM from A-1-Agricultural District to B-1-Business/Commercial District; seconded by Mike VandeHei. Motion carried unanimously. Patrick Wetzel, Administrator responded that a Public Hearing will need to be scheduled.
9. Consideration of final review of Autumn Heights condo PDD at Parcel L-2243 by Paul Collette.
  - a. Paul & Geri Collette; Condo development with 26 free standing units. Lot widths average 52' ft. which would have approx. 5 ft. side yard setbacks on each side of each unit (~10 ft. total) **Scott**

Beining has requested Landscaping plans and more detailed drawings of the condo units to be presented at Public Hearing and for final review.

- b. Kyle Trembl made the motion to move the item to a public hearing for final review of Autumn Heights condo PDD at Parcel L-2243; seconded by Katie McCarty. Motion carried 6-1 (Skip Lee). Patrick Wetzel, Administrator responded that a Public Hearing will need to be scheduled.

10. Consideration of Conditional Use Permit for waiver of fence requirements per Swimming Pool Ordinance 300-23(f) at 2985 Woodhaven Drive, Parcel L-707 by Eric Smith

- a. Eric Smith, Property Owner, opened with a statement to the Planning & Zoning Board. Scott Beining explained the Town Ordinance requires a fence for an in-ground pool. Travis Runke recalls a few of these projects presented to the Planning & Zoning Board with different lots sizes. Kyle Trembl has requested a review this Ordinance & restrictions
- b. Skip Lee made a motion to move the item to public hearing of the Conditional Use Permit for waiver of fence requirements per Swimming Pool Ordinance 300-23(f) at 2985 Woodhaven Drive, Parcel L-707; seconded by Travis Runke. Motion carried unanimously. Public Hearing will be scheduled.

11. Consideration on Rezoning Parcel L-104-2 from ER-Estate Residential District to B-1-Business/Commercial District at 3870 Mid Valley Drive, by Mid Vallee Golf Course.

- a. Perry Faulkner with First Tee spoke about the house on this property will be used as an educational center for the youth and their corporate office. First Tee teaches kids golf and life skills This would be leased from Mid Vallee
- b. Kyle Trembl made a motion to move the item to public hearing for the Rezoning Parcel L-104-2 from ER-Estate Residential District to B-1-Business/Commercial District at 3870 Mid Valley Drive; seconded by Travis Runke. Motion carried unanimously. Public Hearing will be scheduled.

12. Consideration of Site Plan Review for a Commercial Building at 3465 Miners Way, Parcel L-1588, by Fisher and Associates.

- a. Site Plan Review due to Parcel (From L-1592 to L-1588) change and building size change. Rick via Zoom explained the new drawings is 50% larger from the original. The North side of the building is setup for an expansion so the masonry doesn't wrap around that side of the building.
- b. Mike VandeHei made a motion to approve the Site Plan Review for a Commercial Building at 3465 Miners Way, Parcel L-1588 with the condition that if the building does not expand in 5 years, the masonry will need to be wrapped around on the North side of the building; seconded by Skip Lee. Motion carried unanimously.

13. Consideration of Rezoning of Parcel L-398-1 from A-1-Agricultural District to ER-Estate Residential District at 2620 Williams Grant Drive, by Mau and Associates.

- a. This parcel was created with a "Combination CSM" so no Town review was required for the configuration.
- b. Brenda Beining from Mau & Associates explained that L-398-1 is requested to be rezoned for the property owner to build a house on Lot 2.

- c. Katie McCarty made a motion to move the item to public hearing, the Rezoning of Parcel L-398-1 from A-1-Agricultural District to ER-Estate Residential District at 2620 Williams Grant Drive; seconded by Mike VandeHei. Motion carried unanimously. Public hearing will be scheduled.

14. Staff Updates/Reports

- a. Staff reports were given

15. Adjourn.

- a. Katie McCarty made a motion to adjourn at 7:36pm, seconded by Mike VandeHei. Motion carried unanimously.

*Scott Beining, Zoning Administrator*