

**Town of Lawrence**  
**Planning and Zoning Board Meeting Minutes**  
**Wednesday October 13, 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 6:03pm

2. Roll Call

Members Present: Larry Boldt, Travis Runke, Lanny Tibaldo, Mike VanDehei, Skip Lee, Kyle Treml. Brian Peterson excused.

3. Approve Agenda

Kyle Treml made a motion to approve the agenda, removing item 10 and switching item 8 and 9 around, second Skip Lee. Motion carried unanimously.

4. Approve Minutes from September 15, 2021 meeting.

Mike VanDehei made a motion to approve minutes as presented, second by Skip Lee. Motion carried unanimously.

5. Public comments upon matters not on the Agenda.

Mike Scheller 2727 Andromeda Ct asked about delay of minutes on website and potential sharing of packets on website.

6. Review of Petition for Final Approval of Planned Development District 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. – No Action

Scott Beining gave a summary of the PDD process and the timeline, final application, public hearing, final approval.

Morgan Baer, Grady Hamilton, Adam Artz presented the final 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. This project will be approximately a \$200 million dollar investment and will create 1,000-1,500 new full time jobs. This is a fulfillment center with 24/7 staggered shifts. 400-500 cars during peak hours. Ingress & Egress study is being done.

Kyle Treml asked about park locations and a trail on site.

Morgan Baer Explained the 45-acre parcel would not be a good location for a park. They are looking into trails.

Skip Lee asked about when the change of shifts would happen.

7. Set Public Hearing to be held by Planning & Zoning Board for Planned Development District 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.  
Skip Lee made a motion to set the public hearing for November 17, 2021 at 6pm, second by Mike VanDehei.  
Motion carried unanimously.
8. Consider Sign Review for Plank Road Pub at 1632 Mid Valley Drive (L-229)  
Scott Beining presented the information submitted (no representative present). This sign is approximately same size of existing sign, will be a 24 hour sign.  
Skip Lee made a motion to recommend approval, second by Travis Runke. Motion carried unanimously.
9. Consider Sign Review for Deleers Construction at 1825 Nimitz Drive (L-277)  
Deleers has not formally requested a sign permit at this time. However, their initial email led staff to question whether the town needs to update the sign ordinance.
10. Consider Recertification of Farmland Preservation Ordinance/Working Lands Initiative for DATCP  
This was removed by the administrator. The town is current with their application.
11. Consider Review of Zoning Ordinance Section 300-19  
Discussion was held regarding updating Ordinance Section 300-19 to potentially allow for steeling siding. The board sent this back to staff to look into the ordinance.
12. Adjourn.  
Travis Runke made a motion to adjourn at 7:04pm, second by Kyle Treml. Motion carried unanimously.

*Scott Beining, Zoning Administrator*