

**TOWN OF PARIS PLAN COMMISSION  
MINUTES  
APRIL 17, 2006**

1. Meeting was called to order at 7:30 p.m.
2. Pledge of Allegiance
3. Attending: John Holloway, Norma Buskirk, Ron Lourigan, Bob Frederick, Ron Kammerzelt, Mark Wisnefski, Emil Kreger with Jeff Ashmus and Frank Christensen
4. Mark Wisnefski motioned with Emil Kreger seconding to accept the minutes of the March 20, 2006 meeting. Unanimous
6. Tabled petition from Suzanne Poisl and Ted Hordecky (owners) and Howard Gussis and Lesley Brown (buyers/agents) for a Conditional Use Permit for tax parcel #45-4-221-363-0415 to allow the operation of a commercial kennels in an A-2 zoning district. The property and home are at 5914-128<sup>th</sup> Ave. The kennel is to be run as a boarding/pet resort and training center. Blueprints were distributed to the Commission and to community members at the meeting. Elevations are shown and a site plan is also included. The kennel is not visible through the fencing that will be built around it. Emil Kreger noted there are no dimensions on the site plan. John Holloway explained the kennel would be build as it is on the drawing. Animals would be kept in the north wing. The south wing would be for exercise and training purposes. Neighbor, Tom Mueller asked how close is would be to the creek, and to his property. It was explained that the facility will still be closer to the Zunker property that to anyone else. At last months meeting there was a list on conditions presented. Some of them are changed, or amended.
  - #7-- will add if water problems do occur, the owners will have 30 days to correct the condition. All other in #7 remains the same.
  - #10-- is maximum number of 40 outside dog runs, 10 indoor dog runs plus indoor "suites" per approved plans.
  - #11 – Howard Gussis, asked for a little leeway on the time for dogs to be inside & outside. John told him that they would have to accept some of conditions, realizing a level of responsibility so the neighbors don't have to do all of the changing.
  - #14—drew the most discussion, with the total number of personal dogs allowed to be kept by the owners. Emil Kreger understands it to be ten dogs at all times. Wisnefski agreed it is a legitimate concern. Norma asked Howard, how many adult dogs he would actually like to have eventually. As of now, he has 4 males. He would like to have seven some day. The agreement is seven adult dogs, with three litters per year.
  - #17—will be changed from owner or full time manager to owner only.
  - #19-- The hours of operation would be as stated on the list of conditions.
  - #23—Mark Wisnefski would like to time to be the same as hours of operation. Holloway explained that the owners need time to deal with their own dogs.

Christensen stated that there is no way we can justify what everyone wants. There is a list of 35 conditions. Some of the questions and comments seem like nit picking.

Ron Kammerzelt wanted to know who would be reviewing the lighting and the building. First the state has to approve the plans and then Frank Christensen would inspect it. Ron also has another concern. The kennel is 800' from the closest neighbor and about 600' from the Kennel owner's home. If there was a fire, 600' is quite a long way.

Jeff Ashmus, wants to know the Towns positions on accepting conditional use permits in an A-2, and noted it is our duty to set the rules. Is it feasible? John again told the Commission that Kenosha County allows kennels in an A-2 zoning district and Paris must have a compelling reason to deny the application. Paris is setting the conditions, though, not Kenosha County.

Mark Wisnefski motioned to accept the petition with the 35 conditions and the suggested changes, the site map and original application, with the Town attorney reviewing the language of the 35 conditions with special attention to #23. #33 will be reviewed by the Paris Fire department. Any or all of the conditions can be modified by the Town Board. Norma Buskirk seconded. The vote was five to two, with Ron Kammerzelt and Emil Kreger voting no. Motion passed.

6. A discussion item with Jamie Drissel and her proposal to build a home on a ten acre split from her parents 80 acre parcel. Mark Wisnefski likes the idea of family members staying in the community and feel it is a good idea. Ron Kammerzelt stated when someone comes to the Commission; he uses the Paris Land Plan for guidance, not wanting to create a precedent. He is concerned with the A-1 zoning on this property. John told Jamie that property owners wanting to split off a portion of their property have all signed deed restrictions. The Town also limits linear divisions. The home would be built on a triangular portion of the parcel, with the creek running along the east side. Kenosha Beef would have to be allowed on the property to work on the culvert. If there was an outbuilding added, it would have to be on the other side of the creek. The new bridge would have to be sturdy enough for any vehicles or other items being brought across.

7. John informed the Commission that the Town Board voted to retain Camiros as our land planner. The Town attorney is working on the contract language. He also noted that Kenosha County received the grant for Smart Growth, and plan on it being complete in three years. Paris should be done sooner. This new plan would be Town ordinance. If there were to be changes, the Town Board would have to revise it with a new ordinance.

John told the Commission that Ron Lourigan was not being reappointed to the Plan Commission and tonight was his last meeting. He would like it noted that he appreciates the time and commitment Ron has had, and that he was a valued member.

Mark Wisnefski motioned with Norma Buskirk seconding to adjourn at 920 p.m.  
Next regular meeting will be May 15, 2006

Recorded by Norma J. Buskirk