

**TOWN OF PARIS PLAN COMMISSION  
MINUTES  
DECEMBER 19, 2005**

1. The Meeting was called to order at 7:30 P.M.
2. The Pledge of Allegiance
3. Attendance: John Holloway, Norma Buskirk, Bob Frederick, Ron Kammerzelt, Emil Kreger, Mark Wisnefski, Ron Lourigan with Jeff Ashmus and Frank Christensen.
4. Mark Wisnefski motioned with Bob Frederick seconding to accept the minutes of the November 21, 2005 meeting. Motion passed unanimously.

5. Norma Buskirk motioned with Emil Kreger seconding to remove the Petition from Margaret Flynn off the table. The petition requests a Conditional Use Permit in a B-3 (highway business district) for Tax Parcel # 45-2-221-244-0426 to allow her to operate her automobile wholesaler business out of an office attached to her home located at 2902-120<sup>th</sup> Avenue Motion carried. Margaret explained to the Commission that the State of Wisconsin regulations require that she have a separate office for her home business. A letter from Margaret with a survey used for a site plan showing where the office would be and where vehicle would be stored was given to the Commission.

There was also a note from Benjamin Fiebelkorn from Kenosha Count stating what Margaret needed to do to satisfy the county. Margaret was informed that she was in violation of zoning and Paris Plan Commission does not pass petitions onto the Town Board until they are in compliance.

John Holloway would like the Town of Paris Fire Department to inspect the property. He also would like to see the Conditional Use Permit is probationary for one year to make sure there are no violations.

Frank Christensen is bothered by the amount and types of vehicles on the property and assured the Commission that they will be gone by the end of January. Ron Kammerzelt questioned whether the temporary Condition Use Permit would be brought back to the Plan Commission or the Town Board.

The Town Board would grant the permanent permit. John Holloway would like Margaret to designate where the five cars she would be allowed to park outside would be stored so that it would be easier to check. There was also a question of the truck and trailer, both being licensed and registered separately being one or two vehicles. That question will need to be answered before the Conditional Use Permit is issued. Ron Kammerzelt motioned to again table the petition with the understanding that Margaret knows what has to be done in order to be in compliance. Mark Wisnefski seconded the motion. Passed unanimously.

6. A petition for a variance from the Kenosha County Zoning Ordinance with regard to sign height from Epease Properties LLC. Tax Parcel # 45-4-221-241-0200. The petitioner is requesting the variance to allow the location of a wall sign at the height of 43 feet instead of the maximum height of 20 feel as allowed by ordinance for the Super Mix Concrete plant located at 1810 - 120<sup>th</sup> Avenue. When the Conditional Use Permit was issued, there was no mention of a sign or sign location. John Holloway made note of the fact that no signs were on the original pictures distributed to the Plan Commission. Super Mix would like red illuminated letters that are four feet high on the building. This would go the Board of Appeals, not the Land Use Committee for the county. Mark Wisnefski asked about whether the letters would protrude from the building on top or on the sides. The answer was no. Frank Christensen did say that the attached sign is definitely more attractive that a pole sign. Ron Kammerzelt motioned to approve the petition for the sign, noting it will be 43' instead of 20'. The letters with be 4' and red in color. Because of the building design, having the sign elsewhere would look out of place. Bob Frederick seconded the motion. Passed with six votes yes and Mark Wisnefski abstaining.

7. Petition from Epease Properties LLC for an amendment to a Conditional Use Permit and related Deed Restriction to allow for the location of an onsite diesel fuel storage and dispensing facility for the Super Mix Concrete plant located at 1810 - 120<sup>th</sup> Avenue. The Town of Paris must approve the amendment before the fuel island may be added to the site. The Commission was told that the tank will be double walled. Mark Wisnefski wondered if the DNR is involved in fuel tanks and was told that the Department of Commerce overlooked fuel tanks. Ron Kammerzelt would like to know exactly where the fuel tank would be. The tank will be 80' behind the three story building and 50' south of the north property line. It will be 14' high and 11' in diameter. It will have an electronic monitoring system for detecting leaks. This is all done under the compliance of the state of Wisconsin. There is concern among members of the Commission in regards to possible groundwater leaks. Trucks often overfill tanks and there could be fuel run off. If there was a major spill it would run to the retention pond on the southwest side of the property. The pond is drained through a field tile and the fuel would end up in the ground. If a major spill did occur the DNR would have to be notified. The Commission was told that the pond could be checked at anytime by Paris. The Commission disagreed noting that Super Mix should be in charge of compliance. An inquiry was made about how many gallons of fuel would be used annually. About 200,000. After lengthy discussion John Holloway motioned with the stipulations that an annual inspection be made and given to the Paris Fire Dept. with the entire system subject to oversight by the Paris Fire Dept. Also, that the tank be double walled with leak monitoring and an on side containment system to deal with spills be kept stocked at all times. Also, drivers be trained on the proper refueling of the trucks. Norma Buskirk seconded the motions. It passed unanimously.

Motion to adjourn by Ron Lourigan at 9:25 p.m. Seconded by Norma. Passed Unanimous

Next meeting January 16, 2006

Recorded by Norma J. Buskirk