

**MINUTES
TOWN OF PARIS PLAN COMMISSION
FEBRUARY 21, 2005**

Attendance: John Holloway, Norma Buskirk, Ron Lourigan, Mark Wisnefski, Bob Frederick, Bob Emery, Ron Kammerzelt, with Ken Monson and Frank Christensen

Meeting was called to order at 7:30 p.m.

Mark Wisnefski motioned with Bob Frederick seconding to accept the minutes of the January 2005 meeting. Motion passed unanimously.

Discussion Item #1

Discussion from Paul Bhardwaj (proposed buyer) and Joe Malucha of MSI General Corp. (Architect) addressed the Commission about a possible gas station/convenience store with a fast food restaurant attached on approximately eight acres at the northeast corner of the intersection of Hwy. 45 and Hwy. 142. The sight may additionally include a car wash. This is not an application, just an attempt by Mr. Bhardwaj to present his idea and determine the Town and Town resident's opinion on the plan. Mr. Bhardwaj made it clear that there would be no hard feelings, either way; he is seriously looking for town input.

John Holloway addressed the Paris residents at the meeting and asked that comments be made to the Commission or to Mr. Bhardwaj, not to each other. It was also noted members of the Town board were in attendance and that it had been published to comply with Open Meeting requirements.

Mr. Bhardwaj started by explaining that his proposed operation would use 1.5 acres of the eight acre parcel. There would be diesel pumps for trucks, regular pumps for cars and a convenience store which would sell liquor, beer and other items. There is no fast food chain yet. He believes approximately 22 employees would work along with his wife at the location. Mr. Malucha displayed the first drawing of the proposed building.

The location would have operating hours of between 6:00 a.m. and 11.00 p.m. There would be no overnight parking and the only lights at night would be inside the building along with a security system. There has been no survey or actual blueprints done as of yet.

Mr. Bhardwaj believes that the selling of beer and alcohol would not impact the two taverns across the street from this site. The owners of Esposito's disagree with that considering that he also sells food from his establishment. He believes it would definitely hurt his business.

Mark Wisnefski inquired about water retention in the area and possible driveway permits. Paul has not inquired on any of these as of yet.

Frank Christensen, who had met with Mr. Bhardwaj earlier, stated that there were no positives in building on this site, actually only negatives.

Janice Schultz stood and agreed with Frank 100%

Debbie Stannard bought her property north of the site for the green space and the quiet and does not want the store/gas station there.

Dave Sturino appreciates the quality of life in Paris and can't imagine enough traffic to support the proposed building.

Gene Weis is also opposed to the idea, agreeing that there is no need for more traffic.

Ron Lourigan also agrees with Frank, that there is only a downside.

Jeff Glazel opposes the noise and the lights.

Roland Iwen, a firefighter and Paris resident is concerned with what the Paris Volunteer Department might have to deal with. He indicated that it might require new equipment for the department.

Tom Sundstrom stated traffic and garbage concerns.

John Holloway made it clear that it would be a 100% uphill battle for Mr. Bhardwaj, considering that not one person at the meeting was in favor of the gas station/store. He also thanked the citizens at the meeting for not being confrontational.

Bob Emery continued that the area is slated for possible commercial development, but the issue is, what Paris wants to do with it, not what we don't.

Discussion Item #2

Discussion and possible recommendation to the Town Board on hiring a Land Planner. John Holloway asked the Commission for direction in choosing a Planner. Ron Lourigan was not happy with the presentation made by Vanderwalle & Assoc. He does not believe they have the same values and thinks they are more geared toward growth. Norma Buskirk believes that Vanderwalle had no chance to look at our Land Plan and deserves along with Camiros to make a presentation. Mark Wisnefski would like to compare fees by both companies, therefore John will contact both companies so they can make a presentation and discuss their charges.

The next meeting will be on March 21, 2005.

Mark Wisnefski motioned to adjourn at 8:35 p.m. Bob Emery seconded. Motion carried unanimously.

Recorded by Norma J Buskirk