



# VILLAGE ACTION REPORT

**PROJECT: Farris Auto Conditional Use Permit**

**APPLICANT: Jon & Gerard Farris – Farris Auto**

**PROJECT LOCATION: 212 W. Cottage Grove Road**

**REPORT DATE: February 13, 2020**

**PROJECT DESCRIPTION:** In response to complaints from neighbors about the amount and disorganization of cars on the Farris Auto property, the Village engaged the business owners to work on a more permanent solution to improve the appearance of the site. After working through the issue with the Plan Commission the applicants are requesting an amendment to their Conditional Use Permit to allow site improvements including a new fenced paved lot, a new sales building replacing two existing sheds, rehabilitation of the front pavement, and additional landscaping.

**PLAN COMMISSION MEETING: January 8, 2020**

**STAFF REPORT PROVIDED BY:**  X  Planner,   Engineer,   Public Works

**MOTION:** by Jushchyshyn (1st), Broom (2nd)

The site plan was TABLED until there is added clarity regarding the type of fence and the total number and arrangement of cars.

**VOTE:**  5  Aye,  0  Nay,  0  Abstain

## **APPLICANT COMMENTS:**

- (Gerard Farris) – provided an overview of the business and available for questions.

## **PUBLIC HEARING COMMENTS:**

- (Anita Zahorsky – 443 Connie Street) – expressed concerns about the appearance of the business at a central location in the Village and about how the conditions will be regulated.
- (Warren Hillmer – 445 Connie Street) – also expressed concerns about the appearance of the business.

## **PLAN COMMISSION COMMENTS:**

- (Jushchyshyn) – would like more clarity about what the Plan Commission is approving in terms of number of cars and type of fencing.
- (Broom) – felt some terms in the conditions are too vague.
- (Williams) – asked about timing of phases. Farris replied phase one (rear lot and fencing) would begin as soon as weather allows.
- (Schulz) – agreed that more information is needed about the fence.

**STAFF COMMENTS:**

- See planning staff report.

**PLAN COMMISSION MEETING: February 12, 2020**

**STAFF REPORT PROVIDED BY:**  X  Planner,  \_\_\_  Engineer,  \_\_\_  Public Works

**MOTION:** by Jushchyshyn (1st), Broom (2nd)

The site plan was TABLED until there is added clarity regarding the type of fence and the total number and arrangement of cars.

**VOTE:**  5  Aye,  0  Nay,  0  Abstain

**APPLICANT COMMENTS:**

- (Gerard and Jon Farris) – available for questions.

**PUBLIC COMMENTS:**

- (Mary Kessenich – 112 Glenn Dr.) – in favor of approval, business has helped her many times with her ADA accessible vehicle.
- (Zach Pulvermacher – 2925 Lane St.) – has purchased cars from Farris Auto and finds owners to be very ethical. In favor of approval.
- (Susie Jones – 442 Connie St.) – has concerns about appearance and doesn't think fence is attractive enough. Not in favor of approval.
- (Kathleen Lampmann – 4294 Ridge Rd.) – feels this is a good business to have in the community. In favor of approval.

**PLAN COMMISSION COMMENTS:**

- (Jushchyshyn) – asked to confirm how issues that led to tabling at the last meeting were addressed. How is the number of cars addressed? Ruth replied that striped parking spaces were added to the plan along with a condition that all cars on the site had to be parked within a designated space. Therefore, the number of cars is tied to the number of spaces, which is 34 in the fenced area and 25 in the front. What is the fence design? Gerard Farris showed three options that they are considering (two vinyl and one metal with wood inserts). All options are 6 feet tall and are completely opaque privacy fences.
- (Broom) – asked for clarification on the number of cars that could be for sale. Ruth replied that seven spaces in front are reserved for employees and customers of the repair shop. Some spaces will need to be reserved for customers near the new sales building at a rate of 1 per 300 sq. ft. to be determined when building is designed. Remaining spaces can be used for sales.

**STAFF COMMENTS:**

- See planning staff report.

