



VILLAGE ACTION REPORT

PROJECT: Farris Auto Site Plan Amendment
APPLICANT: Jon & Gerard Farris – Farris Auto
PROJECT LOCATION: 212 W. Cottage Grove Road
REPORT DATE: June 11, 2020

PROJECT DESCRIPTION: Farris Auto received approval for a revised conditional use permit in February 2020. The conditional use permit was based upon a conceptual site plan with the understanding that a site amendment would need approval when more details were available. The proposed site plan is generally similar to the concept plan, with the exception that the new sales building has been rotated 90 degrees from the concept so the long axis is now north to south.

PLAN COMMISSION MEETING: June 10, 2020

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

MOTION: by Brinkmeier (1st), Ratcliff (2nd)

The site plan amendment was APPROVED WITH CONDITIONS, with the conditions as follows:

Planning

1. Obtain a sign permit for any new or revised signage prior to installation if applicable.
2. New fence shall be 6' tall privacy fence matching examples provided during CUP approval. Confirm materials and gate locations with staff and obtain a fence permit from the Village Building Inspector prior to installation.
3. The fence shall completely enclose all sides of the new parking area where enclosure is not provided by new or existing buildings.
4. Site shall conform with the requirements of the Village Landscaping Ordinance. Confirm landscaping layout with staff prior to installation.
5. Additional details will be required to verify the adequacy of the pond design for stormwater management purposes. The Village Engineer shall sign off on erosion control, grading, and stormwater management features prior to issuance of a building permit.
6. Building elevation materials shall conform to the materials list provided by the applicant via April 20, 2020 email, with the exception that the brick base shall be provided on at least the north and east sides of the building (facing the street and parking lot). Trim shall be provided around all windows and doors.
7. The building location varies from the concept provided during approval of the CUP, therefore the parking layout requires adjustment. Prior to issuance of a building permit the applicant shall provide a revised parking layout showing parking lot striping to

reflect the revised building location. Parking lot shall be striped prior to issuance of an occupancy permit.

Added by Plan Commission

1. The roof of the new sales building shall be gabled as opposed to the single slope shed style roof shown in the submittal.

VOTE: 3 Aye, 1 Nay, 1 Abstain

APPLICANT COMMENTS:

- None – applicants were excused for a family emergency.

PUBLIC COMMENTS:

- None

PLAN COMMISSION COMMENTS:

- (Jushchyshyn) – is there another step for the Plan Commission to approve the stormwater management? Ruth replied the Plan Commission would not need to approve it again. MSA would need to sign off on the design before a building permit can be issued.
- (Ratcliff) – asked for clarification on the new sales building. Ruth replied that demo of the existing sheds and construction of the new sales building was part of the approved concept associated with the CUP. The only change is to the orientation of the sales building on the site.
- (Brinkmeier) – stated he doesn't like the roof and would prefer a gabled roof. Ruth replied he is OK with the roof as presented because the slope is similar to the existing garage and the gable may make the building look too residential. However, the commission can make a gable a condition if they wish to.

STAFF COMMENTS:

- See planning staff report.