

APPLICANT/AGENT:	Guru Ramdas Shaa LLC	BUSINESS NAME:	Shamrock Services
SITE ADDRESS:	789 Sextonville Rd.	ZONING DISTRICT:	Commercial General
TAX PARCEL:	276-2100-7581	REQUEST:	Conditional Use Permit
DESCRIPTION:	Operate auto and tire repair shop		
MEETINGS:	Plan Commission on 01/22/25 & Common Council on 02/04/25		

Background:

Following a period of vacancy, a new business began operating from the subject property which came to the attention of the Zoning Department. After reviewing zoning records, it was determined that a Conditional Use Permit (CUP) had been issued to a previous auto and tire repair shop in this location but was not transferred to the new business, Shamrock Services. A new CUP must be obtained by Shamrock Services to allow for the operation of an auto and tire repair shop in a commercial general zoning district.

After becoming aware of the violation, a Notice of Violation (attached) was issued to Shamrock Services on December 3, 2024, for operating without the required CUP. On December 16th, the applicant applied for a new CUP.

Ordinance Language:

408.04 CONDITIONAL USES IN A "C-G" GENERAL BUSINESS DISTRICT.

(4) Auto Repair garage or facility.

CRITERIA FOR CONSIDERATION	Yes	No
Is the project consistent with the Comprehensive Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Can the request demonstrate adequate public facilities, including roads and drainage, and utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will the request minimize adverse effects on the natural environment? Refer to Condition #3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The request will not create undue traffic congestion.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The request will not adversely affect public health, safety, and welfare. Refer to Condition #3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The request conforms to all applicable provisions of the code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

CONDITIONS FOR APPROVAL

1. The completed project must be consistent with the plans and specifications submitted at time of application and at the public hearing of the Plan Commission.
2. The applicant shall allow the Building Inspector and City Zoning staff to have access to the project site for inspection purposes to verify compliance with applicable local and state regulations.
3. The applicant is prohibited from storing new or used tires outside, inoperable vehicles, scrap metal, auto parts, and similar items.
4. The CUP is valid for 1 year from the date of approval by the Common Council.
5. The CUP will be renewable if compliant with the applicable local and state regulations and conditions of this permit.
6. The conditional use permit is not transferable.

Staff Recommendation: Approval of CUP with conditions as presented.

Planning Recommendations 1/22/25:

CONSIDER THE APPLICATION OF GURU RAMDAS SHAA LLC FOR A CONDITIONAL USE PERMIT TO ALLOW AN AUTO REPAIR GARAGE OR FACILITY AT 789 SEXTONVILLE RD (TAX PARCEL ID 276-2100-7581)

Williams advised Shamrock Services began operations without transferring the existing permit from the previous business. A notice of violation was issued, prompting the application for a new permit. The business has addressed initial compliance issues, maintaining the property in accordance with permit conditions. The permit is valid for one year, non-transferable, and contingent on maintaining compliance.

Motion by Jelinek to recommend to the City Council to grant the request for the application of Guru Ramdas Shaa LLC for a Conditional Use Permit to allow an auto repair garage at 789 Sextonville Rd. Seconded by Miller. Motion carried 5 – 0.

REQUESTED COUNCIL ACTION:

Motion to approve the application of Guru Ramdas Shaa LLC for a conditional use permit to allow an auto repair garage at 789 Sextonville Rd (Tax Parcel ID 276-2100-7581) with conditions as presented.