



**PLAN COMMISSION STAFF REPORT**  
Tuesday, February 10, 2026 – 6:00 p.m.

1. **Roll Call.**
2. **Approval of the Minutes from the January 13, 2026 meeting.**
3. **Discussion regarding last Common Council meeting.**
- 4A. **Special Use Review for an ownership change of the property located at 4607 S. 108<sup>th</sup> St., the location of Crawford Animal Hospital, submitted by Garrett Fitzgerald, d/b/a FCPT Holdings, LLC (Tax Key No. 609-0036-001)**
- 4B. **Site Review for an ownership change of the property located at 4607 S. 108<sup>th</sup> St., the location of Crawford Animal Hospital, submitted by Garrett Fitzgerald, d/b/a FCPT Holdings, LLC (Tax Key No. 609-0036-001)**

Items 5A and 5B may be considered together or separately.

**Overview & Zoning**

The applicant, Garrett Fitzgerald, d/b/a FCPT Holdings, LLC, is proposing to purchase the property located at 4607 S. 108<sup>th</sup> St., which is where the Crawford Animal Hospital is located. Municipal Code requires a Special Use Review whenever there is a change in tenant or ownership of a property for which the Special Use Permit was issued. This specific situation was discussed with the City Attorney who reaffirmed that this item must be brought before Plan Commission and Common Council for review of the Special Use Permit.



The property is zoned C-4 Regional Business District, which permits veterinary services as a special use. The previous owner and the current tenant had a Special Use Permit for veterinary services. A change in ownership authorizes a Special Use Review by Plan Commission and Common Council. Staff recommends that this item be expedited to the February 17, 2026 Common Council meeting.



This property and use was first reviewed for a veterinary hospital in 2005 when the building was built. It was last reviewed in 2017 for a Special Use Review of a new business owner. There were no issues identified at that time. There are no proposed changes to the hours of operation or business plan.

The approved hours of operation are 8:00am to 8:00pm, Monday through Friday, and 8:00am to 4:00pm on Saturday.

#### **Site Review**

A site plan was not submitted, but the site is subject to review when the Plan Commission and Common Council consider a Special Use Review.

Staff did not note any issues during the site visit.

**Dumpster Enclosure, Signage, Lighting, HVAC/Utility Box Screening, Fencing, and Landscaping:** No proposed changes. These items are consistent with the building's Site Review in 2017.

#### **Engineering Comments:** N/A

Twenty-five (25) parking spaces are required for the veterinary services use (3.3 per 1,000 sq. ft.). The property provides thirty (30) spaces.

Staff recommends approval and that this item be expedited to the February 17, 2026 Common Council meeting.

**Recommendation:** Recommend Common Council approval of the Special Use Review and Site Review for an ownership change of the property located at 4607 S. 108<sup>th</sup> St., the location of Crawford Animal Hospital, submitted by Garrett Fitzgerald, d/b/a FCPT

Holdings, LLC (Tax Key No. 609-0036-001), subject to Plan Commission and Staff comments.

- 5A. **Special Use Permit for JG Appliances LLC, a proposed used merchandise store, to be located at 4506 W. Forest Home Ave., submitted by Jose Manuel Morales Ramos, d/b/a JG Appliances LLC (Tax Key No. 531-9000-001)**
- 5B. **Site Review for JG Appliances LLC, a proposed used merchandise store, to be located at 4506 W. Forest Home Ave., submitted by Jose Manuel Morales Ramos, d/b/a JG Appliances LLC (Tax Key No. 531-9000-001)**

Items 6A and 6B may be considered together or separately.

**Overview & Zoning**

The applicant, Jose Manuel Morales Ramos, d/b/a JG Appliances LLC, is proposing to operate a new and used appliance store in the existing approximately 1,200 sq. ft. commercial building located at 4506 W. Forest Home Ave.

The applicant will sell new and used appliances that they acquire from a seller in Chicago. The applicant has worked in a factory for 8 years and enjoys working with customers.

There will be one (1) full-time employee.

The property is zoned C-1 Neighborhood Commercial District, which permits used merchandise stores as a Special Use. Since this is a new use in this space, a public hearing and a new Special Use Permit are required. A public hearing can be scheduled as early as March 17, 2026.

**Site Review**

A site plan was not submitted, but the Zoning Code allows for the comprehensive review of the condition of the site as part of a Special Use Permit. The site has been occupied by a series of permitted uses and has not been reviewed by Plan Commission or Common Council in many years. The only issue identified by staff was the with signage.

**Lighting, HVAC/Utility Box Screening, Fencing, and Landscaping:** No proposed changes. Staff did not note any issues during the site visit.



**Signage:**

The upper portion of the building is a sign cabinet. This type of sign is very uncommon in the City of Greenfield. Over the course of time, as new tenants have come and gone from this location, the panels have become worn and need to be replaced. The property owner indicated that they do not have any intention of making any repairs to any of the



panels. Staff recommends that the applicant be required to replace any panel that has had signage installed into it (as indicated by the white areas in 2025 that are currently painted black). This will provide a cohesive look that will enhance the overall appearance of the site. Staff does not recommend any specific color but does recommend that all panels are the same color.

**Engineering Comments:** N/A

Six (6) parking spaces are required for the use, used merchandise sales. There are two (2) spaces provided on the property, but street parking is available nearby. Common Council may waive the shortage.

Staff recommends approval and that the item be scheduled for the March 17, 2026 Common Council meeting.

**Recommendation:** Recommend Common Council approval of the Special Use Permit and Site Review for JG Appliances LLC, a proposed used merchandise store, to be located at 4506 W. Forest Home Ave., submitted by Jose Manuel Morales Ramos, d/b/a JG Appliances LLC (Tax Key No. 531-9000-001), subject to Plan Commission and Staff comments.

(Item 1 is required to be satisfied prior to the issuance of a Certificate of Occupancy.)

1. All panels of the sign cabinet are repaired or replaced to provide a cohesive, intentional appearance. A sign permit is required for any panel that contains graphics, symbols, and/or written copy.

**6A. Special Use Permit for Meng's Landscaping, a proposed landscaping services business, to be located at 6510 W. Layton Ave., submitted by Bobbi Menger, d/b/a Meng's Inc (Tax Key No. 603-9942-004)**

**6B. Site Review for Meng's Landscaping, a proposed landscaping services business, to be located at 6510 W. Layton Ave., submitted by Bobbi Menger, d/b/a Meng's Inc (Tax Key No. 603-9942-004)**

Items 7A and 7B may be considered together or separately.

**Overview & Zoning**

The applicant is proposing to operate a landscaping services business in the rear tenant space in the existing multi-tenant commercial building located at 6510 W. Layton Ave. The business will provide landscaping maintenance and snow removal services. The applicant has 36 years of experience in the business.

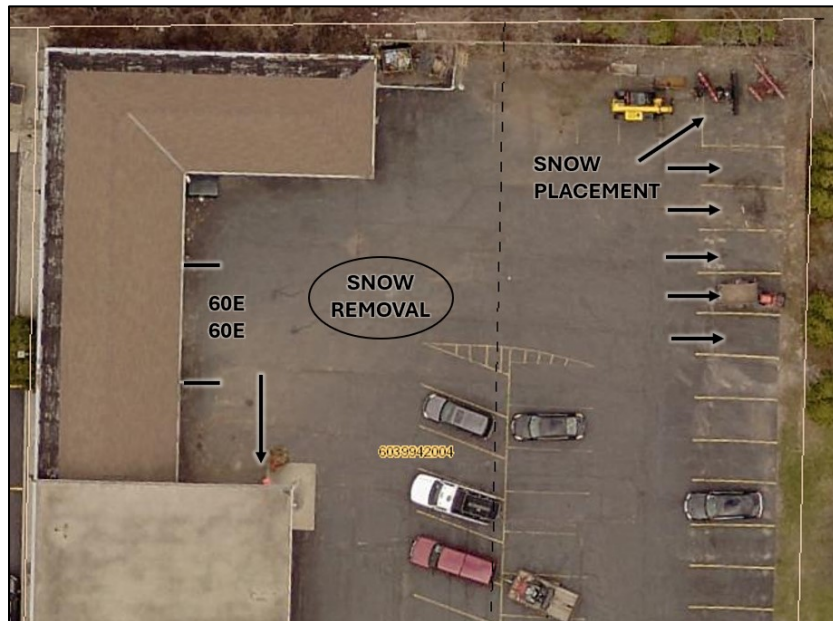
The property is zoned C-2 Community Commercial District, which permits landscape services businesses as a Special Use. Since this is a new use in this space, a public hearing and a new Special Use Permit are required. A public hearing can be scheduled as early as March 17, 2026.



The proposed hours of operation are 8:00am to 5:00pm, Monday through Friday, and 7:30am to 1:00pm on Saturday. There are three (3) full-time employees and three (3) part-time employees.

**Site Review**

A site plan was not submitted, but the Zoning Code allows for comprehensive review of the condition of the site as part of a Special Use Review. The applicant has provided the following site plan regarding equipment associated with their use on the site.



Overall, the site looked good. Staff did note a few issues that are detailed below.

**Lighting, HVAC/Utility Box Screening, Fencing, Signage, and Landscaping:** No proposed changes. These items are consistent with the property's Site Review from 2022.

**Dumpster Screening:** The dumpster enclosure is missing a few boards and needs to be repaired. Staff has spoken with the property owner and they agreed to repair the enclosure by the end of February.



**Parking Lot:** The parking lot is not in good condition. Staff noticed that the parking lot is very cracked and the parking space striping is missing in many places and nearly impossible to see in others. Staff have spoken with the property owner, and they intend to restripe the parking lot by the end of April. They did not yet have a timeline for addressing the pavement.

The applicant's site plan does provide some details about the storage of equipment on the site. Staff recommends that a letter be provided that no merchandise or items, other than equipment, be stored outside. By example, no mulch or salt would be stored outside and would be required to be located within the building. If items cannot be stored within the building, a screened area would need to be constructed.



**Engineering Comments: N/A**

The proposed use requires 8 parking spots (5 per 1,000 sq. ft.). The other uses on the property require 83 spots, for a total of 91 required. The property provides 66 parking spaces. Common Council may waive the shortage.

Staff recommends approval and that the item be scheduled for the March 17, 2026 Common Council meeting.

**Recommendation:** Recommend Common Council approval of the Special Use Permit and Site Review for Meng's Landscaping, a proposed landscaping services business, to be located at 6510 W. Layton Ave., submitted by Bobbi Menger, d/b/a Meng's Inc (Tax Key No. 603-9942-004), subject to Plan Commission and Staff comments.

(Item 1 is required to be satisfied prior to the issuance of a Certificate of Occupancy. Items 2 and 3 are required to be satisfied by March 31, 2026.)

1. A letter be submitted to the Community Development Division, by the applicant, stating that they will not store items or merchandise, such as salt or mulch, outside. If such items cannot be stored within the building, the applicant agrees to construct an outdoor enclosure for the storage of items or merchandise.
2. Replacement or repair of all boards of the dumpster enclosure to provide a harmonious appearance of the enclosure.
3. A letter be submitted to the Community Development Division, by the property owner, that the parking lot will be restriped by May 31, 2026 and that it will be repaired and restriped by March 31, 2028.

**7A. Special Use Permit for Glow N' Go Aesthetics, a proposed medical spa, to be located at 5170 S. 76<sup>th</sup> St., Suite 106, submitted by Doreen Bkirati, d/b/a Glow N' Go Aesthetics LLC (Tax Key No. 650-8998-009)**

**7B. Site Review for Glow N' Go Aesthetics, a proposed medical spa, to be located at 5170 S. 76<sup>th</sup> St., Suite 106, submitted by Doreen Bkirati, d/b/a Glow N' Go Aesthetics LLC (Tax Key No. 650-8998-009)**

Items 8A and 8B may be considered together or separately.

### **Overview and Zoning**

The applicant, Doreen Bkirati, is proposing to operate Glow N' Go Aesthetics, a medical spa, in approximately 110 sq. ft. of tenant space within the existing My Salon Suites commercial building located at 5170 S. 76<sup>th</sup> St. Services offered will include neurotoxin injections, micro-needling, IV hydration, and IM injections. The applicant is a certified RN/injector with hands-on training and experience administering the provided services.

The proposed use, a medical spa, is a Special Use in the C-4 Regional Business District. A public hearing, as required by the Special Use, can be scheduled as soon as the March 17, 2026 Common Council meeting.

The proposed hours of operation are 10:00am to 8:00pm daily. There will be one (1) full-time employee.

**Site Review**

A site plan was not submitted, but the site is subject to review when the Plan Commission and Common Council consider a Special Use Permit. This site was previously reviewed for the May 2025 Plan Commission meeting. Staff noted no issues during the site review.



The proposed Glow N’ Go Aesthetics requires 3 parking spaces (2 spaces per chair plus 1 space per employee) and the remaining building requires 101 parking spaces, for a grand total of 104 parking spaces. A total of 47 stalls are



provided on the property. The Common Council may waive the shortage.

Staff recommends approval and that a public hearing be scheduled for the March 17, 2026 Common Council meeting.

**Recommendation:** Recommend Common Council approval of the Special Use Permit and Site Review for Glow N’ Go Aesthetics, a proposed medical spa, to be located at 5170 S. 76th St., Suite 106, submitted by Doreen Bkirati, d/b/a Glow N’ Go Aesthetics LLC (Tax Key No. 650-8998-009), subject to Plan Commission and Staff comments.

**8. Community Development Report.**

**9. Adjournment.**