

VILLAGE OF COTTAGE GROVE
PLAN COMMISSION
Wednesday, January 8, 2020

MINUTES

1. Call to order

The Plan Commission meeting for January 8, 2020 was called to order by Village President John Williams at 6:30 p.m.

2. Determination of quorum and that the agenda was properly posted.

It was noted that a quorum was present and that the agenda was properly posted. Roll Call was taken. Commission members present were: John Williams, Kyle Broom, Alex Jushchyshyn Melissa Ratcliff, Fred Schulze. Absent and excused was Don Brinkmeier and Jennifer Pickel Staff members present were Village Planner Erin Ruth, Village Administrator Matt Giese, Village Clerk Lisa Kalata and Village Engineer Kevin Lord.

3. Pledge of Allegiance

4. PUBLIC APPEARANCES – *Public’s opportunity to speak about any subject that is not a specific agenda item.*
None

5. Discuss and consider the minutes from the Plan Commission meeting of November 13, 2019. Motion by Jushchyshyn to approve the minutes from the November 13, 2019 Plan Commission meeting, seconded by Ratcliff. **Motion** carried with a voice vote of 5-0-0.

6. PUBLIC HEARING: PUBLIC HEARING: Opportunity for Public to Provide Input Regarding A Request from Farris Auto to Amend an Existing Conditional Use Permit for Their Facility At 212 W. Cottage Grove Road to Permit Construction of An Additional Paved Area Bounded by A Privacy Fence and To Review Conditions of Operation.

Williams opened the public hearing at 6:31pm. Ruth explained the memo in the packet. Gerard Farris was present to explain the issues and how they plan to resolve the issues. They would do the improvements in three phases, with the first being the paved area with fence, second phase would be to remove the sheds and put up a new sales building and the last phase would be to pave the front and put in landscaping. Anita Zahorsky-443 Connie St was present to address concerns with of the appearance of the business in the middle of town and concerned with the number of cars located on the property and how this will be regulated. Warren Hillmer-445 Connie was present to address concerns of the appearance of the business and the regulations of the conditional use permit and would like that looked at before more is given. Williams closed the public hearing at 6:45 pm.

7. Discuss and Consider A Request from Farris Auto to Amend an Existing Conditional Use Permit for Their Facility At 212 W. Cottage Grove Road to Permit Construction of An Additional Paved Area Bounded by A Privacy Fence and To Review Conditions of The Existing Permit.

Jushchyshyn questioned what the commission was approving, the number of cars, fence or if this is creating a new limit of cars on the lot. Broom also questioned how many cars the lot will hold, because the words “for sale” are vague and how the back lot would be used and what type of fencing would be used. Gerard Farris indicated the back lot would be used to get vehicles ready and for trade in-vehicles and the fencing would be vinyl fence. Williams asked when the phasing would start. Gerard Farris indicated that they would work on phase one as soon as weather permits, and they would like to start on phase two this year however they do not have a plan for the building yet. Ratcliff indicated that the problem with the conditional use is that they may have a new car each week but does like that they are working on fixing the problems. Schulz indicated that he would like more information on what the fence will look like, the number of cars and just clarity on the project before they take action on the permit. **Motion** by Jushchyshyn to table until there is clarity on the fence, car count and how the car counts relate to the conditional use permit, seconded by Broom. Motion carried with a voice vote of 5-0-0.

8. PUBLIC HEARING: Opportunity for Public to Provide Input Regarding A Request from Greywolf For Approval of a General Development Plan for A Hotel, Located at Parcel #0711-041-2120-1 In the Commerce Park.

Williams opened the public hearing at 7:17 pm. Ruth introduced Todd Rizzo from Greywolf Partners and gave a brief overview of the project. The hotel will sit on the parcel between BB Jack’s and Arby’s on a parcel owned by Greywolf. The Hotel will be a Comfort Suites and will have an indoor pool, conference rooms and fitness room

and they would like to create a commons area between the buildings, but they are still working on the plan. Broom asked if there will be charging stations and if they have given any thought to public pool passes and if the parking will have additional lighting. This is the first step in the project and will require approval of a more detailed Precise Implementation Plan. The public hearing was closed at 7:41 pm.

9. Discuss and Consider A Request from Greywolf For Approval of a General Development Plan for A Hotel, Located at Parcel #0711-041-2120-1 In the Commerce Park.

Motion by Broom to approve the General Development Plan for a hotel located at parcel #0711-041-2120-1 in the Commerce Park for Greywolf, seconded by Jushchyshyn. **Motion** carried with a voice vote of 5-0-0.

10. PUBLIC HEARING: Opportunity for Public to Provide Input Regarding A Request from Doundrins Distilling for Conditional Use Permit for An Outdoor Seating Area at Their Facility Located At 300 Progress Drive.

Williams opened the public hearing at 7:42 pm. Ruth explained the information in the packet and introduced Abby and Nick Abramovich from Doundrins Distilling. They are looking for a conditional use for the outdoor seating area of the facility located at 300 Progress Drive. Ratcliff asked if this would be a summer use, which Abby indicated it would be as weather permits and it would not modify the current use it would just give more space. The public hearing was closed at 7:55 pm.

11. Discuss and Consider A Request from Doundrins Distilling for Conditional Use Permit for An Outdoor Seating Area at Their Facility Located At 300 Progress Drive.

Motion by Schulze to approve the Conditional Use Permit for an Outdoor Seating Area located at 300 Progress Drive with conditions in the staff report, seconded by Jushchyshyn. **Motion** carried with a voice vote of 5-0-0.

12. Discuss and Consider A Request from The Monona Grove School District for A Site Plan Amendment for An Approximately 1,500 Sq. Ft. Addition to The Glacial Drumlin Middle School Cafeteria, Located At 801 Damascus Trail.

Ruth introduced Maclain Schramm, Architect from Eppstein Uhen that was hired by Monona Grove School District to expand the cafeteria at Glacial Drumlin Middle School. They will be expanding the existing cafeteria to have more flexibility with seating and keeping the circulation open. Ratcliff questioned if they are adding to allow for more students to eat or to make it faster to serve. Maclain indicated that they are adding to have more function with the space. Jushchyshyn questioned if this was part of the referendum, which it was. **Motion** by Williams to approve the site plan amendment for approximately 1,500 Sq. Ft. addition at Glacial Drumlin Middle School Cafeteria, located at 801 Damascus Trail, seconded by Schulze. **Motion** carried with a voice vote of 4-0-1 with Jushchyshyn abstaining.

13. Discuss and Consider A Request from Village of Cottage Grove Park & Rec Dept. For Approval of a Site Plan Amendment for Bakken Park to Permit Installation of a New Shelter and Splash Pad.

Sean Brusegar, Parks, Recreation & Forestry Director and Dan Schmitt-Landscape Architect from MSA were present to give an overview of the site plan for the new shelter and splash pad at Bakken Park. Jushchyshyn questioned if the splash pad will only run during park hours, which it was indicated that it would. Williams asked about security at the park, which Brusegar indicated that they are working with TDS and they will install the services for free so they will have cameras up for security. **Motion** by Broom to approve the site plan amendment for Bakken Park to permit installation of a new shelter and splash pad, seconded by Schulze. **Motion** carried with a voice vote of 5-0-0.

14. PUBLIC HEARING: Opportunity for Public to Provide Input Regarding A Proposed Amendment of The Village of Cottage Grove Zoning Ordinance to Create A New Single-Family Residential Zoning District with Minimum Lot Size Of 7,500 Sq. Ft.

Williams opened the public hearing 8:37 pm. Ruth explained the memo in the packet. This was discussed during the amendment of the Comprehensive Plan which would allow for a zoning district with minimum lot size to be smaller than other districts. This would allow for smaller density and affordable housing. The public hearing was closed at 8:39 pm.

15. Discuss and Consider A Proposed Amendment of The Village of Cottage Grove Zoning Ordinance to Create A New Single-Family Residential Zoning District with Minimum Lot Size Of 7,500 Sq. Ft.

Motion by Broom to approve the amendment of the Village of Cottage Grove Zoning Ordinance to create a new Single-Family Residential Zoning District with minimum lot size of 7,500 sq. ft., seconded by Schulze. **Motion** carried with a voice vote of 5-0-0.

16. Future Agenda Items

Farris Auto, Hotel, Conditional Use for Mexican Restaurant

17. Adjournment

Motion by Schulze to adjourn at 8:41pm, seconded by Jushchyshyn. **Motion** carried with a voice vote of 5-0-0.

Lisa Kalata, Clerk
Village of Cottage Grove
Approved: February 12, 2020

These minutes represent the general subject matter discussed in this meeting but do not reflect a verbatim documentation of the subjects and conversations that took place.