

VILLAGE OF COTTAGE GROVE
PLAN COMMISSION
Wednesday, June 12, 2019

MINUTES

1. Call to order

The Plan Commission meeting for June 12, 2019 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, Don Brinkmeier, Kyle Broom, Alex Jushchyshyn, Jennifer Pickel arrived at 6:40 p.m., Melissa Ratcliff and Fred Schulze. Staff members present were Village Planner Erin Ruth, Village Administrator Matt Giese, Village Clerk Lisa Kalata and Village Attorney Leighton Boushea.

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 May 20, 2019.

Motion by Schulze to approve the minutes from the May 20, 2019 Plan Commission meeting, seconded by Jushchyshyn. **Motion** carried with a voice vote of 6-0-0 with Pickel not voting as she arrived at 6:40 p.m.

6. Discuss and Consider request from Cottage Grove Business Development, LLC for approval of a CSM to combine two existing parcels into one approximately 67-acre parcel near the NW corner of County Highway TT and County Highway N.

Ruth explained the request is straight forward and recommends approval. **Motion** by Jushchyshyn to approve a CSM to combine two existing parcels into one approximately 67-acre parcel near the NW corner of County Highway TT and County Highway N, seconded by Broom. **Motion** carried with a voice vote of 6-0-0 with Pickel not voting as she arrived at 6:40 p.m.

7. Discuss and Consider request from Dave Riesop for either, 1) a waiver of the Village's ETJ review for the proposed Kennedy Hills subdivision, or 2) the ability to simultaneously review the Preliminary and Final Plat for the proposed Kennedy Hills subdivision at the July Plan Commission meeting.

Ruth explained that Dave Riesop was before the board a few months ago with a concept plan for Kennedy Hills subdivision and they are looking to accelerate the process. They would like to waive the review process because of economic purposes. Attorney Boushea indicated that they have to be very careful to look at ETJ and waiving the review process. Brinkmeier indicated that the problem with waiving the review is that roads may not line up in the future and if the review is not done then there is little that can be done in future planning. Giese indicated that Deer-Grove EMS did have concern with the name of some roads and being similar to names that already exist and that the roads do not connect at this time that EMS could respond to the wrong area. The road of concern is Conestoga Trail. Ratcliff questioned the process that they will follow for the Town and if they have to go before the Town Board on Monday, then why are they not looking at the preliminary plat at Plan Commission tonight that way they could have time to review the preliminary separately from the Final Plat. **Motion** by Pickel to table and consider both submittals at the next Plan Commission meeting, seconded by Jushchyshyn. **Motion** carried with a voice vote of 5-2-0 with Ratcliff and Schulze voting NO.

8. Discuss and Consider request from Madison Window Cleaning for approval of a site plan for an office/light industrial building to be located on the eastern approximately 2 acres of Lot 11 in the Cottage Grove Commerce Park.

Tanya Weger from Madison Window Cleaning was present to explain the site plan for their business to be located in Commerce Park. The plan was reviewed by the Ad Hoc Architectural Review Committee and approved with conditions in the staff report. This will be a 12,000 square foot office/warehouse building that will have about 20 employees. The building will have a mix of materials to soften the lines. Jushchyshyn questioned the types of vehicles that will be used. Tanya Weger indicated that they have F150 trucks which are light duty trucks and they do not have large trucks that will be delivering to the warehouse. Ratcliff asked about the sprinklers if they had an answer back from the State? Tanya Weger indicated that they will follow what the State requires. Broom commented that it looks like a beautiful building and thank them for considering Cottage Grove. Schulze questioned what types of chemicals are used and stored, Tanya Weger indicated that they use a low amount of chemicals. **Motion** by Pickel to approve the site plan for an office/light industrial building to be located on the eastern approximately 2 acres of Lot 11 in the Commerce Park with conditions in Staff report, seconded by Broom. **Motion** carried with a voice vote of 7-0-0.

9. Discuss and Consider request from Hydrite Chemical Co. for approval of a site plan amendment to construct a storage canopy at 114 N. Main Street.

Ruth indicated that Hydrite would like to postpone this until a later date, as they have changed the location of the storage. **Motion** by Broom to table, seconded by Pickel. **Motion** carried with a voice vote of 6-1-0 with Schulze voting NO.

10. Discuss requests from John DeWitt, for feedback only – no action will be taken.

a. Discuss potential to rezone parcel at 649 Cork Crossing from PB, Planned Business to NB, Neighborhood Business.

b. Discuss potential to rezone Lot 48 of the Coyle Highlands South Addition, located at the SW corner of W. Cottage Grove Road and Limerick Drive, as needed to permit multi-family housing. John DeWitt was present to discuss the two areas for potential development. Lot 2 behind CVS they are looking at the potential to rezone to Neighborhood Business to allow duplexes to be built on this lot. It would fit in with the existing neighborhood and there is currently a need for this type of housing. Lot 48 would rezone as well to allow for multi-family housing. The land for both areas has been vacant for several years. There is also a need for multi-family housing and this type of housing would also fit in with the current neighborhood. The multi-family building would be nice quality apartments and the building would be a more traditional looking building. Broom agreed with John DeWitt that there has not been interest for a business in these two areas and the two housing types are needed. Brinkmeier commented that he likes the idea of duplexes on lot 2 but is not crazy about a monster building on lot 48 and would like to see a more traditional building. Schulze commented that he liked the ideas but would not like to see anything larger than two stories on Lot 48. John DeWitt indicated that he feels positive about the ideas and if they move forward they will be good partners to try and get what is needed.

11. Discuss results of Housing Questionnaire.

Ruth explained the worksheet that was provided and then maps were shown of potential locations that multi-family housing could fit in the Village Comprehensive Plan. The next step is to feed this information into the Comprehensive Plan and be more specific in the planned neighborhoods. Williams commented that this allows for more options for the mixed uses and presents more choices for residents concerning housing types. Jushchyshyn likes the idea of flexibility but having more specifics in detail can be good as well. Ruth will email the maps to the board and they will continue to work on this.

12. Comments from Commission Members

Brinkmeier wanted to thank New-Tech on the nice job they have done with the Chase property. Pickel commented on how nice the Summit Credit Union building is and it is a great addition to Cottage Grove.

13. Future Agenda Items

Kennedy Hills Plat, Shady Grove Plat, School site plan and rezone, and there may be a concept plan for TID#8.

14. Adjournment

Motion by Schulze to adjourn at 7:46 p.m., seconded by Broom. **Motion** carried with a voice vote of 7-0-0.

Lisa Kalata, Clerk
Village of Cottage Grove
Approved: July 10, 2019

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.