

VILLAGE OF COTTAGE GROVE
PLAN COMMISSION
Wednesday, September 11, 2019

MINUTES

1. Call to order

The Plan Commission meeting for September 11, 2019 was called to order by Village President John Williams at 6:33 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, Melissa Ratcliff, Fred Schulze. Staff members present were Village Planner Erin Ruth, Village Administrator Matt Giese, Village Clerk Lisa Kalata, Village Engineer Mike Maloney 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 August 28, 2019.

Motion by Pickel to approve the minutes from the August 28, 2019 Plan Commission meeting, seconded by Jushchyshyn. **Motion** carried with a voice vote of 5-1-1 with Schulze voting No and Ratcliff abstaining.

6. PUBLIC HEARING: Opportunity for Public to Provide Input Regarding A Request from Craig Frank for Approval of a General Development Plan for Cottage Grove Commons, a Mixed Use Planned Unit Development to be Located on an Approximately 5-acre Portion of Parcel 0711-042-9501-9, on the Southwest Corner of Highway N and Gaston Road.

The public hearing was opened at 6:35 pm. Craig Frank, Corey Frank and Mike Calkins were present to give a brief presentation on the proposed project. The project includes two components a four-story mixed-use building containing 106 residential units and 8,000 sq. ft. of commercial space and four 8-unit condo buildings. Ratcliff asked about dumpsters for the buildings, which it was indicated that the condo units would have enclosed areas along the driveways and the mixed-use building would also have dumpster enclosed within the parking garage. Ratcliff also asked about the parking for the condos and if there would be space in the parking lot of the mixed-use building for them as well. Craig Frank indicated that they will have adequate parking for both the condo units and the mixed-use building. Schulze questioned if the Fire Chief had seen the plan and approved the turn around by the condo units as it may be a tight space. It was indicated that they would send the plan to the Fire Chief for approval. Schulze also questioned if there was a sidewalk along the building connecting to the entrance, which it was not on the current plan, but can be added. Ruth reported that staff recommend approval with conditions in the staff report. Maloney also recommended approval along with conditions in the engineering report. Wade Huston-2561 Coffeytown Rd was present and indicated that the quarry to the west of the project is active and will remain active. John Huber-2585 King Dr discussed concerns with the traffic at this intersection and asked if a traffic study had been done, which Village Engineer indicated that when the intersection was built out in 2006 it was anticipated for growth and has been in the comprehensive plan as such. John Huber also asked about the modern style of the building and color scheme, if there was an ordinance that indicated that it had to fit in with the surrounding landscape, which Ruth indicated that it is more to do with the quality of the building. Brinkmeier indicated that there are stricter covenants in Commerce Park. Williams closed the public hearing at 7:15 pm.

7. **Discuss and Consider A Request from Craig Frank for Approval of a General Development Plan for Cottage Grove Commons, a Mixed Use Planned Unit Development to be Located on an Approximately 5-acre Portion of Parcel 0711-042-9501-9, on the Southwest Corner of Highway N and Gaston Road.**

Motion by Jushchyshyn to approve the General Development Plan for Cottage Grove Commons, a Mixed Use Planned Unit Development to be located on an approximately 5-acre portion of Parcel 0711-42-9501-9, on the Southwest Corner of Highway N and Gaston Road, with conditions in staff reports, seconded by Pickel. **Motion** carried with a voice vote of 7-0-0.

8. **Discuss and Consider a Request from Homburg Equipment for Approval of a Final Plat for Westlawn Estates 5th Addition.**

Andrew Homburg was present to give a brief update on Westlawn Estates 5th Addition. There are a few changes with the connection of roads, Meadowlark Street does now show a future connection and a right of way connection for Nightingale was added in the outlots. Andrew Homburg indicated that they have voluntarily built an access road for emergency vehicles and Homburg construction vehicles until the completion of London Road. Ruth indicated that staff recommends approval with conditions in staff report. Village Engineer Maloney also recommends approval with conditions in the engineering report and also indicated that it is important to test the connectivity of village and town roads. Ratcliff questioned whether Nightingale will be stubbed out for connection, which Andrew Homburg indicated that it would not be stubbed but would have the right-of-way in the two outlots. Mark Gaudreau-3005 Pheasant Run was present to address the concern with safety and construction vehicles on Damascus Trail. BrittanyPollentier-3005 Mourning Dove Dr was present to express concerns with safety and road access to the 5th addition. Rebecca Ninke-3004 Mourning Dove Dr was present to comment that the 5th addition should not be approved, because the parks have not been built out in 4th addition and would like to see a timeline for parks. Brian Rathgeber-1004 Damascus Trl was present to express concerns with the traffic and construction vehicles in the area. Also, the concern of equipment that is parked on the end of Pheasant Run if that can be moved. Christopher Tisler-1010 Damascus Trl was present with concerns with connection of roads and congestion of traffic with construction vehicles. Broom questioned if one access point in is enough for the volume of homes, which the Village Engineer indicated that it is and there will be connections with future development. Broom also questioned if there should be stipulations in the developer agreement to make sure the road connections happen. Ratcliff indicated that the Village Board requested that London Road be built as soon as possible and Homburg did the access road on his own and the only way to get to that point is to approve it to get it done, the Town has no reason to connect to the roads. **Motion** by Jushchyshyn to approve the final plat for Westlawn Estates 5th Addition with conditions in staff reports and with Meadowlark Street being stubbed out and not Nighingale Lane, seconded by Schulze. **Motion** carried with a voice vote of 7-0-0.

9. **Discuss and Consider a Request from AJ Regali for Approval of a Site Plan Amendment for Cottage Grove Storage to Add Four Storage Unit Buildings at Facility Located at 375 Progress Drive.**

AJ Regali was present to give a brief overview of the amendment requested to add four storage unit buildings. There is a need for more units in the area and will be used for boats and smaller campers. Ruth indicated that staff recommends approval with conditions in staff report. Village Engineer Mike Maloney indicated that he recommends approval with conditions in the engineering report. **Motion** by Pickel to approve the Site Plan Amendment for Cottage Grove Storage to add Four Storage Unit Buildings at Facility located at 375 Progress Drive with conditions in staff reports, seconded by Jushchyshyn. **Motion** carried with a voice vote of 7-0-0.

10. **Discuss and Consider Approval of Draft Comprehensive Plan Amendment for Upcoming Public Hearing.**

Ruth explained the draft of the comprehensive plan and recommended approval. **Motion** by Jushchyshyn to approve the draft comprehensive plan with the flexibility of staff to make editorial changes if needed, seconded by Schulze. **Motion** carried with a voice vote of 7-0-0.

11. **Future Agenda Items**

The next meeting will be October 1, 2019. Craig Frank project.

12. Adjournment

Motion by Schulze to adjourn at 8:36p.m., seconded by Pickel. **Motion** carried with a voice vote of 7-0-0.

Lisa Kalata, Clerk
Village of Cottage Grove
Approved: October 1, 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.