

VILLAGE OF COTTAGE GROVE
PLAN COMMISSION
Wednesday, October 10, 2018

MINUTES

1. Call to order

The regular meeting of the Plan Commission for October 10, 2018, was called to order by Village Clerk Lisa Kalata at 6:31 p.m. Nominations for Chairperson ProTem was called. **Motion** by Jones-Morrison to nominate Don Brinkmeier Chairperson ProTem, seconded by Ratcliff. **Motion** carried with a voice vote of 5-0-0.

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: Don Brinkmeier, Kyle Broom, Phyllis Jones-Morrison, Fred Schulze. Jack Henrich and Jennifer Pickel were absent and excused. Staff members present were Village Administrator Matt Giese, Village Planner Erin Ruth, 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 September 12, 2018.

Motion by Jones-Morrison to approve the minutes from the September 12, 2018 Plan Commission meeting as presented, seconded by Schulze. **Motion** carried with a voice vote of 4-0-1 with Ratcliff abstaining.

6. PUBLIC HEARING – public’s opportunity to provide feedback on a request from BB Jack’s restaurant for approval of a Conditional Use Permit to permit an ‘indoor commercial entertainment’ land use for a bar/restaurant serving alcohol to be located in an existing multi-tenant building located at 1609 Landmark Drive.

Brinkmeier opened the public hearing at 6:34 p.m.

Ruth explained this will be a restaurant located in the former Ghidorzi Building and staff is recommending approval with conditions.

Brinkmeier closed the public hearing at 6:36 p.m.

7. Discuss and consider request from BB Jack’s restaurant for approval of a Conditional Use Permit to permit an ‘indoor commercial entertainment’ land use for a bar/restaurant serving alcohol to be located in an existing multi-tenant building located at 1609 Landmark Drive.

Jones-Morrison ask what the entertainment was, which it was indicted that it was a game room.

Brinkmeier was glad that there is development happening in the building. Schulze only concern is parking, if there are more tenants the parking may be an issue. Maloney indicated that there is a place holder between the gas station and the building that could be parking if needed. **Motion** by Ratcliff to approve a Conditional Use Permit for BB Jack’s Restaurant for an ‘indoor commercial entertainment’ land use for a bar/restaurant serving alcohol to be located in an existing multi-tenant building located at 1609 Landmark Drive with conditions in staff report, seconded by Broom. **Motion** carried with a voice vote of 5-0-0.

8. Discuss and consider a request from John Schneider LLC for approval of a Final Plat for the West Drumlin Subdivision.

Ruth reported that the Final Plat is the same, there were no changes. Staff is recommending approval with conditions in the staff report. **Motion** by Ratcliff to approve the request from John Schneider LLC

for approval of the Final Plat for the West Drumlin Subdivision with conditions in the Staff Report, seconded by Jones-Morrison. **Motion** carried with a voice vote of 5-0-0.

9. Pre-application presentation of concept for a Planned Unit Development involving residential uses located at 4226 Vilas Road. Presentation is for feedback only.

Broom recused himself for this item.

Debbie from William Ryan Homes was present to get feedback on a concept for residential uses located at 4226 Vilas Road. They are a national builder with local roots in this area. They are under contract to purchase the property at 4226 Vilas Road. This property is annexed in the Village and is in the Comprehensive Plan to be developed into single family and multi-family. The site is difficult to develop, but we have a good plan to deal with the wetlands and terrain. Single family would be the first phase on 17 acres with 65 lots, the next would be multi-family on 30 acres for 294 units. There would be 54 acres of open space. They would like to start in the spring with the singly family phase, but would like feedback if the project is something the Village is interested in. Brinkmeier questioned the attached homes and the amount, which Debbie indicated they are below the density and would not design anything outside the requirements. Brinkmeier would prefer having smaller buildings rather than large for the multi-family. Ratcliff questioned if there would be streets that connect to current roads. Ruth indicated that there would be connection streets. Jones-Morrison liked that they would develop with the wetland being a buffer. Brinkmeier asked Maloney if Vilas Road could handle the traffic, which it was indicated that the current traffic count would handle the traffic.

10. Discuss and consider a request from James and Marianne Gariti for approval of a site plan for the first phase of an office and light industrial project to be located at 4901 County Highway N.

Jim and Marianne Gariti along with Arlan from Edge Engineering were present to explain their project. Ruth reported that the CDA did vote 6-0 to not recommend the project, they are looking for a different project for TID#10 and looking for more employees and more of a chance to make a first impression. Broom indicated that the zoning is consistent for the area, however the first phase with storage to start is a concern. If the office space and employees were the first phase, then this project may look differently. Jones-Morrison indicated that phase two would need utilities, and this may be an issue if they are not ready. Giese indicated that they would have to finance the improvements and this project is not big enough to extend at this time. Ratcliff indicated that it is a great business and would be great at a different location. Schulze is concerned with the project and the fact that this is a clean property and this could preclude future development. **Motion** by Broom to table, second by Schulze. **Motion** failed 5-0-0. **Motion** by Ratcliff to deny approval of the site plan for the first phase of an office and light industrial project to be located at 4901 County Highway N, seconded by Jones-Morrison. **Motion** carried with a voice vote of 4-1-0 with Schulze voting No.

11. Discuss and consider a request from James and Marianne Gariti for approval of a Conditional Use Permit to allow personal storage units as a component of a larger project to be located at 4901 County Highway N (item tabled from September 12, 2018 Plan Commission meeting).

Motion by Ratcliff to deny approval of a conditional use permit to allow personal storage units as a component of a larger project to be located at 4901 County Highway N, seconded by Jones-Morrison. **Motion** carried with a voice vote of 4-1-0 with Schulze voting No.

12. Update on Comprehensive Plan Survey

Ruth reported that the survey is out and there have been 185 responses to date. The survey will be up until the end of the month and encouraged people to complete the survey.

13. Comments from commission members

None

14. Future agenda items

Farm Golf Course

Shady Grove

Comprehensive survey

15. Adjournment

Motion by Schulze to adjourn at 7:45 p.m., seconded by Ratcliff. **Motion** carried with a voice vote of 5-0-0.

Lisa Kalata, Clerk
Village of Cottage Grove
Approved: November 14, 2018

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.