

VILLAGE OF COTTAGE GROVE
PLAN COMMISSION
Wednesday, November 13, 2019

MINUTES

1. Call to order

The Plan Commission meeting for November 13, 2019 was called to order by Village President John Williams at 6:31 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, Melissa Ratcliff, Fred Schulze. Absent and excused was Alex Jushchyshyn and Jennifer Pickel Staff members present were Village Planner Erin Ruth, Village Administrator Matt Giese and Village Clerk Lisa Kalata.

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 October 1, 2019 and the Joint Plan Commission /Village Board Meeting on October 21, 2019.

Motion by Ratcliff to approve the minutes from the October 1, 2019 Plan Commission meeting and the Joint Plan Commission/Village Board meeting on October 21, 2019, seconded by Broom. **Motion** carried with a voice vote of 5-0-0.

6. PUBLIC HEARING: Opportunity for Public to Provide Input Regarding A Request from John DeWitt To Rezone Lot 2 Of CSM 13103 (Located North Of CVS) From PB, Planned Business To NB, Neighborhood Business; And To Rezone Lot 48 Of Coyle Highlands South (Located On SW Corner Of W. Cottage Grove Rd. And Limerick Dr.) From NO, Neighborhood Office To NB, Neighborhood Business.

Williams opened the public hearing at 6:33pm. John DeWitt was present ask for the rezone as the lots have been vacant for many years, but with the rezone it would give a broader use and then could have multi-family as a conditional use and would still allow for office use or commercial. Ruth indicated that John DeWitt had come in with a concept for both lots and with the rezone the projects would be allowed with conditional use. Brinkmeier indicated that he liked the concept plans but would not like to see a building like Artisan Square. Kyle Wojta-314 Erin Ct had concerns with the zoning changes with multi-family use and the potential of the Farm Golf Course having multi-family, his property would be between both multi-family areas. Virgil Kasgs-700 Cork Xing-was present to address concerns with apartments and it being low income. Nick Pedracine-702 Cork Xing-to voice concerns with Movin Out and the parking on the streets and is frustrated with the whole process of rezoning, which Williams indicated that this was not that this item and is not related to his concern. Williams closed the public hearing at 6:47 pm.

7. Discuss and Consider A Request from John DeWitt to Rezone Lot 2 Of CSM 13103 (Located North Of CVS) From PB, Planned Business To NB, Neighborhood Business.

Motion by Broom to approve the request to rezone Lot 2 of CSM 13103 located north of CVS from PB, Planned Business to NB, Neighborhood Business, seconded by Brinkmeier. **Motion** carried with a voice vote of 5-0-0.

8. Discuss and Consider A Request from John DeWitt to Rezone Lot 48 Of Coyle Highlands South (Located on SW Corner of W. Cottage Grove Rd. And Limerick Dr.) From NO, Neighborhood Office To NB, Neighborhood Business.

Motion by Broom to approve the request to rezone Lot 48 of Coyle Highlands South located on SW corner of W. Cottage Grove Rd and Limerick Dr from NO, Neighborhood Office to NB Neighborhood Business, seconded by Brinkmeier. **Motion** carried with a voice vote of 4-1-0 with Schulze voting No.

9. Update on Status of Conditional Use Permit for Farris Brothers Auto, Located At 212 W. Cottage Grove Road.

Ruth reported that the Farris brothers have been talking with companies for paving and fencing, however the weather is not cooperating. Ruth will continue to work with them to have the application for the December meeting.

10. Discuss Creation of Additional Single-Family Residential Zoning District.

Ruth indicated that smaller lots sizes had been talked about during the comprehensive plan and was looking for feedback as to whether this was something the commission would like to pursue. Ruth presented neighborhoods that have smaller lot sizes so the commission could see what a neighborhood would look like. Brinkmeier indicated that he would want vehicles to be able to park in drive ways and not be on the sidewalks. Williams indicated that it would give more flexibility. Ruth indicated that he would draft the language and bring back to the next meeting.

11. Future Agenda Items

Parks and Rec site plan, Ferris Auto, hotel submittal

12. Adjournment

Motion by Schulze to adjourn at 7:06 pm, seconded by Ratcliff. **Motion** carried with a voice vote of 5-0-0.

Lisa Kalata, Clerk
Village of Cottage Grove
Approved:

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.