



VILLAGE ACTION REPORT

PROJECT: Dolphin Swim Academy CUP & Site Plan

APPLICANT: Brittany Ballweg - owner

PROJECT LOCATION: Lot 15, Commerce Park

REPORT DATE: September 11, 2020

PROJECT DESCRIPTION: The applicant is seeking approval of a site plan and conditional use permit to build and operate Dolphin Swim Academy on Lot 15 of the Cottage Grove Commerce Park (on the NE corner of Limestone Pass and Commerce Parkway). The proposed building is 7,400 sq. ft. including a 2,000 sq. ft. pool with two 8' wide, 25-yard long lanes.

ARCHITECTURAL REVIEW COMMITTEE MEETING: September 11, 2020

STAFF REPORT PROVIDED BY: X Planner, X Engineer, Public Works

MOTION: by Hackel (1st), Knudtson (2nd)

The Site Plan was APPROVED WITH CONDITIONS, with the conditions as follows:

1. Dumpster area shall be screened with materials matching the building. Details shall be provided for staff approval prior to construction.
2. All rooftop and ground mounted mechanical equipment shall be screened. Details shall be provided for staff approval prior to construction.
3. Final landscaping and photometric plans shall be provided for staff approval.
4. Curb and gutter shall be provided along driveways, facing streets, and on parking islands.
5. Exterior building materials shall be masonry, architectural metal panels, or prefinished metal panels with no exposed fasteners.
6. Signage shall be reviewed at a later date.

VOTE: 4 Aye, 0 Nay, 0 Abstain

APPLICANT COMMENTS:

- (Brittany Ballweg - Owner) – available for questions.
- (Joe Gallagher & Rhonda Hegge – architects, Ramaker) – provided an overview of the project including various renderings.

ARC COMMENTS:

- (Knudtson) – asked about screening of the dumpster area. Gallagher suggested temporary landscape screening until building to north is built. Hackel noted screening

provided solely by landscaping has not been allowed because it may lose effectiveness if not maintained.

- (Hackel) – said this is an outstanding project and a great fit for the park but had a few concerns. Wood siding has not previously been allowed. While this is a higher quality wood product, architectural metal panels would be preferable. Noted that curb and gutter should be provided in parking lot at driveways, islands, and edges facing streets. Asked about mechanical locations. Jesse Messner of Ramaker stated the final locations are still being finalized.
- (Williams) – agreed this is a great addition to the Commerce Park and a great amenity for the Village.

PUBLIC COMMENTS:

- None

STAFF COMMENTS:

- See staff reports.