

VILLAGE OF COTTAGE GROVE
PLAN COMMISSION
Tuesday, September 15, 2020

MINUTES

1. Call to order

The Plan Commission meeting for September 15, 2020 was called to order by Village President John Williams at 6:33 p.m. this was a zoom meeting.

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, Alex Jushchyshyn, Melissa Ratcliff, Kim Sale, Kyle Broom. Fred Schulze was absent and excused. Staff members present were Village Planner Erin Ruth, Village Administrator Matt Giese, Village Clerk Lisa Kalata, Village Engineer Kevin Lord, and Village Attorney Rick Manthe.

3. Pledge of Allegiance

4. PUBLIC APPEARANCES – Public’s opportunity to speak about any subject that is not a specific agenda item.

Joe Bowers-143 E Reynolds was present and would like to speak on item 6.

5. Discuss and consider the minutes from the Plan Commission meeting of August 12, 2020.

Motion by Jushchyshyn to approve the minutes from the August 12, 2020 Plan Commission meeting with the correction of item #7 vote should be 6-0-0 not 7-0-0., seconded by Brinkmeier **Motion** carried with a voice vote of 6-0-0.

6. PUBLIC HEARING: Opportunity for Public to Provide Input Regarding A Proposed General Development Plan from Movin’ Out, Inc. For Glen Grove, A 100-Unit Apartment Project Proposed on Parcels #0711-043-0006-0, #0711-043-0017-3, And #0711-043-0028-0.

Williams opened the public hearing at 6:36 p.m.

Megan Schuetz from Movin’ Out was present to give a brief overview of the proposed 100-unit apartment building project. Dan Zutter from JLA Architects walked through the layout of the building. Joe Bowers 143 E Reynolds has concerns with the traffic and did not hear that there would be any improvements to County N intersection. He also questioned if the sidewalk will be lighted. Williams closed the public hearing at 7:21p.m.

7. Discuss and Consider A Proposed General Development Plan from Movin’ Out, Inc. For Glen Grove, A 100-Unit Apartment Project Proposed on Parcels #0711-043-0006-0, #0711-043-0017-3, And #0711-043-0028-0.

Motion by Ratcliff to approve the General Development Plan for Movin’ Out Inc, with the 197 parking spots and conditions in staff reports, seconded by Williams. **Motion** failed with a roll call vote of Brinkmeier No, Broom No, Jushchyshyn No, Ratcliff Aye, Sale No, Williams Aye.

Motion by Broom to deny the project at this location to the Village Board, seconded by Sale. **Motion** carried with a roll call vote of Brinkmeier Aye, Broom Aye, Jushchyshyn Aye, Ratcliff No, Sale Aye, Williams No.

8. PUBLIC HEARING: Opportunity for Public to Provide Input Regarding A Proposed Conditional Use Permit for Dolphin Swim Academy to Allow and Indoor Institutional Land Use (Swim School) On Lot 15 In the Cottage Grove Commerce Park.

Williams opened the public hearing at 7:45 p.m. Brittany Ballweg from Dolphin Swim Academy and Joe Gallagher-Ramaker was present to give a brief overview of the project. Paula Severson 628 Crawford Dr was present to give strong support for this project for the community. Williams closed the public hearing at 8:06 p.m.

9. Discuss and Consider A Proposed Conditional Use Permit for Dolphin Swim Academy to Allow and Indoor Institutional Land Use (Swim School) On Lot 15 In the Cottage Grove Commerce Park.

Motion by Ratcliff to approve the Conditional Use permit for Dolphin Swim Academy on Lot 15 in the Cottage Grove Commerce Park, seconded by Jushchyshyn. **Motion** carried with a voice vote of 6-0-0.

10. Discuss and Consider an Application from Dolphin Swim Academy for Approval of a Site Plan for A Swim School on Lot 15 Of the Cottage Grove Commerce Park.

Motion by Brinkmeier to approve the Site Plan for Dolphin Swim Academy on lot 15 in Cottage Grove Commerce Park with conditions in the staff reports, seconded by Ratcliff. **Motion** carried with a voice vote of 6-0-0.

11. **Presentation by Jordan Schulz Regarding Pocket Neighborhoods.**
Jordan Schulz from Keel Partners, Inc. was present to give a presentation on pocket neighborhoods and if the Plan Commission would be interested in this type of project. The Plan Commission agreed it would be a nice project for the Village of Cottage Grove.
12. **Discuss and Consider Public Participation Plan for Proposed Comprehensive Plan Amendment for Planned Mixed Use Area #2.**
Ruth explained the concept plan from Kevin Metcalfe would require a comprehensive plan amendment and they would like to make the change in October so they can move the project along. **Motion** by Jushchyshyn to approve the public participation plan for proposed comprehensive plan amendment for planned mixed use area #2 as presented, seconded by Broom. **Motion** carried with a voice vote of 6-0-0.
13. **Discuss Potential Zoning Amendment Related to Setbacks in Parks.**
Ruth explained the current ordinance is for larger parks and there are smaller pocket parks that would have difficulty placing equipment with the current setbacks and the Parks and Recreation department would like to be able to have more park equipment on the smaller parks. The Plan Commission would like to make changes.
14. **Discuss Plan Commission Representative to Village of Cottage Grove Housing Task Force.**
Ruth explained they are working on getting committee members for the Housing Task Force and if any current Commissioners are interested in sitting on the Task Force to fill out the application and return to Ruth and Williams.
15. **Future Agenda Items**
Metcalfe property
16. **Adjournment**
Motion by Ratcliff to adjourn at 8:38 pm, seconded by Jushchyshyn. **Motion** carried with a voice vote of 6-0-0.

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.