

VILLAGE OF COTTAGE GROVE
PLAN COMMISSION
Wednesday, July 29, 2019

MINUTES

1. Call to order

The Plan Commission meeting for July 29, 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, Alex Jushchyshyn, Jennifer Pickel, Melissa Ratcliff and Fred Schulze. Staff members present were Village Planner Erin Ruth, Village Administrator Matt Giese, Village Clerk Lisa Kalata, 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 July 10, 2019.

Motion by Ratcliff to approve the minutes from the July 10, 2019 Plan Commission meeting, seconded by Jushchyshyn. **Motion** carried with a voice vote of 5-0-2 with Brinkmeier and Pickel abstaining.

6. Public Hearing: Opportunity for Public to Provide Input Regarding A Request from Doundrins Distilling for A Conditional Use Permit to Allow an Indoor Commercial Entertainment Land Use (Tasting Room Exceeding 25% Of Floor Area) At 300 Progress Drive.

Williams opened the public hearing at 6:32 p.m.

Abby Abramovich, Nick Abramovich and Ryan Lovejoy from Doundrins Distilling were present to explain they are requesting a conditional use permit to add a tasting room to their distillery. The hours will be limited as they are focusing on the manufacturing of the products and do not want to become a bar. Ruth explained the staff report and recommended approval with conditions in the report. Pickel questioned the operating hours of the tasting room, which was indicated it most likely would be Friday evenings and Saturday early afternoon as they are focused on production. Ratcliff questioned the additional space in the mezzanine if this conditional use would allow for that space, which Ruth indicated that it would as long as they continue to manufacture. Jushchyshyn questioned if removing the limit if that will give up some the Village's control, so maybe a higher percentage limit should be applied. Broom commented that with the tasting room and the potential mezzanine expansion that would be around 35% so that may be a good cap. The public hearing was closed at 6:46 p.m.

7. Discuss and Consider A Request from Doundrins Distilling for A Conditional Use Permit to Allow an Indoor Commercial Entertainment Land Use (Tasting Room Exceeding 25% Of Floor Area) At 300 Progress Drive.

Motion by Jushchyshy to approve the conditional use permit to allow an Indoor Commercial Entertainment Land Use (Tasting Room Exceeding 25% for Floor Area) at 300 Progress Drive with conditions in staff report and to extend up to 35% for the tasting room, seconded by Pickel. **Motion** carried with a voice vote of 7-0-0.

8. Concept Presentation from Movin' Out Inc. For A Potential Planned Unit Development Project That Would Be Located on The North Side of W. Cottage Grove Road Between Cork Crossing and Sandpiper Trail. For Feedback Only – No Official Action Will Be Taken.

Megan Schuetz and Dave Porterfield from Movin' Out were present to get feedback on a concept plan which would consist of a three-story mixed-use building containing retail and 105 apartments of various

sizes. The building is configured in a 'U' shape fronting the streets with parking, a courtyard and a playground behind the building. There is a proposed landscaping buffer between the project and the adjacent existing duplexes. They specialize in providing affordable housing for families that include a person with a permanent disability. Movin' Out would own and manage the units, the tenants they serve are long term tenants and they work closely with them and the families. Pickel asked about the percentage of units for disabled tenants which it would be 25% and 75% would be based on income levels. Williams questioned if the property manager is on site, which they will be on site. Jushchyshyn questioned the layout of the parking if there is retail and that there is no parking on Cottage Grove Road, this may be an issue to look at. Brinkmeier commented that he would like to see a more traditional building and not a monster building and underground parking may help with some of the issues. Broom questioned the security at their properties, which they indicated that they have a complete security system with cameras, lighting and they work with the property management to make sure they are safe. Broom questioned the retail portion and if they have a partnership for the space or if it was just a place holder, which they indicated it was a place holder at this point. They did reach out to Colonial Club, but they do not have the funding for a space at the current time. They are willing to work with the Village if there is a community need that can be identified. Pickel commented that the project looks great and maybe the commercial space could be more community minded if the commercial does not work. They will continue to work on the project with the feedback given.

9. Concept Presentation from Craig Frank For A Potential Planned Unit Development Project That Would Be Located on The SW Corner of Gaston Rd. And Highway N. For Feedback Only – No Official Action Will Be Taken.

Craig Frank and Cory Frank were present to get feedback on a concept plan for mixed use building and town homes located at the corner of Gaston Road and County Highway N. They showed a concept of a building with 96 to 108 units and it would be a 3 to 4 story building with commercial facing County Highway N. The townhomes would be to the west of the property with 4 buildings with 8 units in each. The units would be approximately 1500 square feet with two heated underground parking with private entry. Broom asked if it would the mixed use would be 100 units and 32 condos, which the answer was yes. Broom commented that there is a need for condos in Cottage Grove and they would have a good appeal to the open market place. Brinkmeier questioned if there would be street parking for the condo units as well. Craig Frank indicated that they will work out the details when they get to the final plan, but they would like to have street parking available, there would be a road that would run to the south of the property and would be dedicated to the Village. Williams questioned if there would be a terrace of some sort next to the cemetery because of the grade. Craig Frank indicated that it would be and could be worked into the pedestrian path that they would like along that edge as well. Brinkmeier asked if they have a property management company manager their properties, which they indicated that they use Madison Property Management. Ratcliff asked what type of retail they vision in the mixed-use building. Craig Frank indicated that it would mostly likely be office oriented, there is a certain base that is looking for nicer office space. It would be visible from County Highway N and would have access as well. Schulze asked if the condo owners could use the amenities of the mixed-use building, which Craig Frank indicated that they are still working out the details. Schulze does not like the idea of a dead-end road. They will continue to work on the project with the feedback given.

10. Discuss and Consider Revision of Public Participation Plan for Comprehensive Plan Amendment.

Ruth explained the memo in the packet outlining the schedule/public participation plan for the remainder of the Comprehensive Plan approval process. He would like to schedule an open house on August 21st and a special Plan Commission meeting on August 28th and then a joint Plan Commission/Village Board Meeting on October 7th. **Motion** by Jushchyshyn to approve staff recommendation as outline with flexibility of dates, seconded by Schulze. **Motion** carried with a voice vote of 7-0-0.

11. Discuss Proposed Revisions to Housing and Land Use Chapters of Comprehensive Plan.

Ruth handed out information with an updated map and revisions to the housing and land use chapters of the Comprehensive Plan. Ruth explained that the planned office/industrial chapters have been combined

because the two uses do overlap in the Commerce Park and combining will simplify matters. The coloring on the maps have changed along with the mixed use planned areas and future development areas. Giese indicated that the updated chapters will give developers a starting point and direction coming in. Ratcliff commented that she likes listing the landowners as it gives information of what development could happen in the future if they wish to develop. Ruth will re-format the information and put out in a survey. Ratcliff thanked Ruth for the work and appreciates it all.

12. Future Agenda Items

Westlawn 5th Addition, Shady Grove final plat, Rugby Club site plan and the next meeting will be August 14, 2019.

13. Adjournment

Motion by Pickel to adjourn at 8:20 p.m., seconded by Jushchyshyn. **Motion** carried with a voice vote of 7-0-0.

Lisa Kalata, Clerk
Village of Cottage Grove
Approved: August 14, 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.