

VILLAGE OF COTTAGE GROVE
PLAN COMMISSION
Wednesday, August 28, 2019

MINUTES

1. Call to order

The Plan Commission meeting for August 28, 2019 was called to order by Village President John Williams at 6:32 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, Alex Jushchyshyn, Fred Schulze. Jennifer Pickel arrived at 6:40 pm. Absent and excused was Kyle Broom and Melissa Ratcliff. 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 August 14, 2019.

Motion by Jushchyshyn to approve the minutes from the August 14, 2019 Plan Commission meeting, seconded by Brinkmeier. **Motion** carried with a voice vote of 4-0-0.

6. Updated 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 was present to discuss the PUD project to be located at the SW corner of Gaston Road and Highway N. The engineer, architect and developer explained the details of the project. The building would be a mixed-use building with 105 apartment and 8,000 sq. ft of commercial space. Along with the building there will be four 8 unit buildings to the west of the building that will be condominiums. The design of the building will be unique to the area as the parking will be the center of the building with the apartments wrapping around it, this structure is called a Texas Wrap. The third and fourth floors will be more like a townhome layout. The building will also offer many amenities to the tenants. They are still in the planning stages for the rooftop amenities and will have more information at the next meeting. The property will have a property manager, which will be Madison Management Properties. Ruth indicated they held a neighborhood meeting and they had four people in attendance, the main concern was traffic and safety at the intersection. The commission agreed that it was a good project and are excited to see more.

7. Review Feedback from August 21, 2019 Comprehensive Plan Open House.

Ruth gave an overview of the open house and feedback was provided to the commission. The biggest concern was the mixed use proposed on the Metcalfe property. Models were provided at the open house so they could see how a mixed-use building would look in the space. Giese indicated that an education component is needed with this use, as there is a difference between affordable housing and low-income housing. Brinkmeier commented that it is very clear that Village residents want road connections with Town roads. Attorney Boushea indicated that there is not a way to force a connection with the Town.

8. Update on Remaining Items to be Completed for the Comprehensive Plan Update.

Ruth gave a handout on the remaining tasks to be completed for the comprehensive plan. Ruth questioned the commission if they wanted language in the plan to address the road connection issue. Attorney Boushea indicated that it is important to have clear information in the plan. Ruth will draft

three options and let the commission decide on the language for the comprehensive plan. They discussed a few of the neighborhoods and will make adjustments to the plan.

9. Discuss and Consider Schedule for Completion of the Comprehensive Plan Update.

Ruth indicated that the September meeting they will review the draft plan and have a public hearing and there will be a joint meeting with Plan Commission and Village Board on October 21, 2019. **Motion** by Pickel to approve the timeline as presented, seconded by Jushchyshyn. **Motion** carried with a voice vote of 5-0-0.

10. Future Agenda Items

Craig Frank general development plan, Homburg final plan, public hearing and the next meeting will be September 11, 2019.

11. Adjournment

Motion by Pickel to adjourn at 8:08p.m., seconded by Jushchyshyn. **Motion** carried with a voice vote of 5-0-0.

Lisa Kalata, Clerk
Village of Cottage Grove
Approved: September 11, 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.