

Memo Date: September 9, 2022
Meeting Date: **September 14, 2022**
To: Village of Cottage Grove Plan Commission
Village of Cottage Grove Board of Trustees
From: Erin Ruth – Director of Planning & Development
Subject: **Doundrins Distilling – Conditional Use Permit**

BACKGROUND

Property Owner: Hogan Properties LLC
Location: 300 Progress Drive
Agents: Abby Abramovich – Doundrins Distilling
Zoning District: PI, Planned Industrial

OVERVIEW

The applicant, Doundrins Distilling, is seeking approval of a conditional use permit (CUP) to allow the expansion of an indoor commercial entertainment land use with an alcohol license (specifically a tasting room adjacent to a manufacturing space). The expansion will be accomplished by turning current industrial space into the additional tasting room space. The building itself is not being enlarged and no exterior modifications are planned to the building or site.

Operations are otherwise expected to continue unchanged.

COMPREHENSIVE PLAN CONSISTENCY

The Comprehensive Plan shows this area as a Planned Industrial area on the Future Land Use map. The use is not changing due to the proposed project and is acceptable in that district.

In the opinion of staff, the project is consistent with the Comprehensive Plan.



Staff Memo

ZONING CONSISTENCY

The current zoning for the property is PI, Planned Industrial. The proposed project consists of an 'indoor commercial entertainment' land use, as defined by 325-49(D)(8). This use is permitted as a conditional use in the Planned Industrial district.

CONDITIONAL USE CRITERIA

The proposed project meets the criteria for a conditional use outlined in 325-111(D)(2)(a) to (f) in that the project is in harmony with applicable plans and ordinances, is not expected to create undue adverse impacts, and is not expected to be a burden on Village services.

STAFF RECOMMENDATION

Staff recommends that the requested amendment to the conditional use permit be **APPROVED**.