

VILLAGE OF COTTAGE GROVE
PLAN COMMISSION
Wednesday, January 11, 2023
MINUTES

1. Call to order

The Plan Commission meeting for January 11, 2023, was called to order by Village President John Williams at 6:30 p.m. this was a hybrid 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, Troy Allen, Alex Jushchyshyn, Heidi Murphy, Fred Schulze, and Kim Sale. Don Brinkmeier was absent and excused. Staff members present were Village Planner Erin Ruth, Village Administrator Matt Giese, Public Works Director/Deputy Administrator JJ Larson, Village Engineer Josh Straka, Village Clerk Lisa Kalata, and Village Attorney Rick Manthe.

3. Pledge of Allegiance

4. PUBLIC APPEARANCES -None

5. Discuss and Consider the Minutes from The Plan Commission Meeting of December 14, 2022.

Motion by Jushchyshyn to approve the December 14, 2022, seconded by Allen. **Motion** carried with a voice vote of 6-0-0.

6. PUBLIC HEARING – The Public’s Opportunity to Provide Input on An Application from One Community Bank for A Conditional Use Permit to Allow Drive-Through Lanes at A Proposed Bank Project Located on Parcel #0711-041-2210-1 On Landmark Drive in The Commerce Park.

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

Representatives from One Community Bank gave a brief overview of the project. Ruth gave updates on staff report. Straka gave an overview of engineering comments. There were not public comments. Williams closed the public hearing at 6:50 p.m.

7. Discuss and Consider an Application from One Community Bank for A Conditional Use Permit to Allow Drive-Through Lanes at A Proposed Bank Project Located on Parcel #0711-041-2210-1 On Landmark Drive in The Commerce Park.

Motion by Murphy to approve the conditional use permit to allow drive-through lanes at a proposed bank project located on parcel #0711-041-2210-1 on Landmark Drive in the Commerce Park with conditions in staff reports, seconded by Allen. **Motion** carried with a voice vote of 6-0-0.

8. Discuss and Consider an Application from One Community Bank for Approval of a Site Plan to Construct an Approximately 6,000 Sq. Ft. Bank on Parcel #0711-041-2210-1 On Landmark Drive in The Commerce Park.

Motion by Murphy to approve the Site Plan from One Community Bank to construct an approximately 6,000 Sq. Ft. bank on parcel #0711-041-2210-1 on Landmark Drive in the Commerce Park with conditions in the staff reports, seconded by Sale. **Motion** carried with a voice vote of 6-0-0.

9. Discuss and Consider an Application from Zilber Property Group for Approval of a Precise Implementation Plan for An Approximately 70-Acre Light Industrial Development on Parcels #0811-332-8501-1, #0811-332-8072-1, #0811-321-8004-1, And #0811-332-8182-1 (At 4953 County Highway N).

Motion by Murphy to approve the Precise Implementation Plan for Zilber Property Group for an approximately 70-acre light industrial development on parcels #0811-332-8501-1, #0811-332-8072-1, #0811-321-8004-1, and #0811-332-8182-1 at 4953 County Highway N with conditions in staff reports, seconded by Jushchyshyn. **Motion** carried with a voice vote of 6-0-0.

10. Discuss and Consider an Application from Zilber Property Group for Approval of a Certified Survey Map to Consolidate Parcels #0811-332-8501-1, #0811-332-8072-1, #0811-321-8004-1, And #0811-332-8182-1 (At 4953 County Highway N) Into Two Parcels.

Motion by Murphy to approve the Certified Survey Map for Zilber Property Group to consolidate parcels #0811-332-8501-1, #0811-332-8072-1, #0811-321-8004-1, and #0811-332-8182-1 (At 4953 County Highway N) Into Two Parcels, seconded by Jushchyshyn. **Motion** carried with a voice vote of 6-0-0.

11. Future Agenda Items- Rugby Club for lighting on fields, HeyDay concept plan, rezone on the Huston property to the west of the Zilber property.

10. Adjournment

Motion by Schulze to adjourn at 7:29 p.m., seconded by Allen. **Motion** carried with a voice vote of 6-0-0.

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.