

**VILLAGE OF COTTAGE GROVE**  
**PLAN COMMISSION**  
**Wednesday, February 10, 2021**

**MINUTES**

**1. Call to order**

The Plan Commission meeting for February 10, 2021 was called to order by Village President John Williams at 6:31 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, Alex Jushchyshyn, Melissa Ratcliff, Kim Sale, Fred Schulze. Kyle Broom and Don Brinkmeier were 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 Larry Konopacki.

**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 January 13, 2021.**

**Motion** by Jushchyshyn to approve the minutes from January 13, 2021 as presented, seconded by Ratcliff.

**Motion** carried with a voice vote of 5-0-0.

**6. 6. Presentation by William Ryan Homes Regarding Concepts for Frontage Lots at Shady Grove.**

Deb Beaver from William Ryan Homes was present to get feedback on a proposed development on the frontage lots of Shady Grove. They are proposing a townhome design on the lots facing Cottage Grove Road which would have approximate 30 units and the larger lot would be a multi-family unit or condos with 42 units. The townhomes would have rear facing garages that would front Cottage Grove Rd, this was a concern for Jushchyshyn.

**7. Presentation by Continental Properties Regarding Concept for Former Overlook Crossing Development Site.**

Eric Thom from Continental Properties was present to give a brief overview of the concept plan for a multi-family development on the former Overlook Crossing development site. The project would have 12 buildings with 24 units in each ranging from a studio to three-bedroom unit along with a clubhouse and pool.

**8. Discuss Potential Zoning Ordinance Amendments Regarding Keeping of Chickens.**

Ruth explained this was coming from the Ordinance Review Committee and they are proposing changes to allow for chickens in the Village. This would need a public hearing before it could be amended.

**9. Discuss Potential Zoning Ordinance Amendments Regarding Temporary Fences.**

Ruth reported this was coming from a resident and the Ordinance Review Committee did review it and has suggested revisions. This would need a public hearing before it could be amended.

**10. Future Agenda Items**

Public hearings on ordinance changes

**11. Adjournment**

**Motion** by Schulze to adjourn at 7:48 p.m., seconded by Ratcliff. **Motion** carried with a voice vote of 5-0-0.

Lisa Kalata, Clerk  
Village of Cottage Grove  
Approved: March 10, 2021

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.