



COTTAGE GROVE PLANNING COMMISSION  
12800 RAVINE PARKWAY SOUTH  
COTTAGE GROVE, MN 55016  
COUNCIL CHAMBER - 7:00 PM

May 19, 2025

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Open Forum
5. Chair's Explanation of the Hearing Process
6. Public Hearing and Applications
  - A ISD #833 Transition Building - Cases SP/CUP/V2025-014  
*Discussion: Koma Architects, on behalf of South Washington County School District ISD #833, has applied for a site plan review, conditional use permit, and variance for impervious surfaces for an addition to the current structure located at 7000 Jamaica Avenue South. The addition includes approximately 8,373 square feet for classrooms and other educational spaces. Additional site improvements include renovation of the current structure for a cafeteria, nurses office, conference rooms, and classrooms; landscaping for an outside activity area; and restructuring of the parking lot.*
  - B Real Estate Equities (Hadley Ave Apartments) - Cases CP/ZA/SP2024-024  
*Discussion: Real Estate Equities has applied for a comprehensive plan amendment to change the land use of a 4.7-acre parcel of land located on the southeast corner of 100th Street and Hadley Avenue from Medium Density Residential to High Density Residential; a zoning amendment to change the zoning from AG-2, Agricultural, to R-6, High Density Residential; and a site plan review of a proposed 164-unit affordable rate apartment building.*
  - C Summer Woods - Cases ZA/PP2025-011 (Continue Public Hearing to June 23, 2025)  
*Discussion: Summergate Development has applied for a zoning amendment and preliminary plat on four parcels totaling 34.99 acres of land located north of 65th Street, west of the Langdon Hills Development, and south of the Eastbrooke Development, which will rezone those parcels from R-2, Residential Estate District, to R-3, Single Family Residential District, to plat 56 single family lots.*
7. Approval of Minutes
  - A March 24, 2024 Planning Commission Meeting Minutes
8. Reports
  - A Recap of April and May 2025 City Council Meetings
  - B Response to Planning Commission Inquiries
  - C Planning Commission Requests
9. Annual Organizational Meeting
  - A Accept 2025 Planning Commission Rules

## 10. Adjournment