



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

July 28, 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 Hearings and Applications
 - 6.A Grove Tobacco - Case CUP2025-019
Discussion: Royalty & Sons, Inc., dba Grove Tobacco, has applied for a conditional use permit (CUP) to sell low potency hemp edibles at their existing business located at 8599 West Point Douglas Road South, Suite 200.
 - 6.B 61 Marine & Sports - Cases SP/CUP2025-018
Discussion: 61 Marine & Sports has applied for a site plan review for a 50-foot by 80-foot building addition and a conditional use permit (CUP) for the display, hire, service, rental, leasing, and/or sale of boats and recreational vehicles conducted outside a building with servicing inside a building at 11730 Point Douglas Drive South.
 - 6.C Almar Village Parking - Case V2025-017
Discussion: Curt Hoffman, on behalf of Almar Village, LLC, has applied for a variance to allow expansion of the existing parking lot at 7155 Jorgensen Lane South to be within two feet of the east property line and to increase the impervious surface coverage of the parcel beyond the 70 percent impervious surface allowed in the B-1, Limited Business District.
 - 6.D Cedarhurst - Cases ZA/HCUP/SP2025-020
Discussion: Bellagala has applied for a Zoning Amendment to rezone the property at 6940 Keats Avenue from AG-2, Agricultural, to M-U, Mixed Use District; a Historical Conditional Use Permit to operate an event center in the M-U zoning district, and a Site Plan Review; a Zoning Amendment to rezone the property at 9912 70th Street from AG-2 to R-3, Single Family Residential; and a Historical Conditional Use Permit for associated business uses in conjunction with the event center.
7. Approval of Minutes
 - A Approval of June 23, 2025, Planning Commission Minutes
Staff Recommendation:
8. Reports
 - A Recap of July 16, 2025, City Council Meeting
 - B Response to Planning Commission Inquiries
 - C Planning Commission Requests
9. Adjournment

