



COTTAGE GROVE PLANNING COMMISSION

September 22, 2025

12800 RAVINE PARKWAY SOUTH
COTTAGE GROVE, MN 55016

COUNCIL CHAMBER - 7:00 PM

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
 - 6.A **6219 Lamar Lot Split Variance - V2025-025**
Discussion: The Estate of Frances Ratzlaff, Benjamin Ratzlaff Personal Representative, applied for a variance to subdivide a 47.63-acre parcel located at 6219 Lamar Avenue South into two separate parcels resulting in one parcel under 5 acres, which will be under the 5-acre minimum lot size allowed in the AG-1, Agricultural Preservation District, for an existing dwelling. The remainder of the parcel will continue to be used for agricultural purposes.
 - 6.B **NorthPoint Preliminary Plat - PP2025-023**
Discussion: Northpoint Development (NP BGO Cottage Grove Logistics Park, LLC) has applied for a preliminary plat to modify the south and east lot lines of the Cottage Grove Logistics Park plat. This request is being made to fully encompass the improvements on Lot 2 of the existing plat, including private stormwater management, drive access, and utility lines.
 - 6.C **Highnorth Dispensary - CUP2025-023**
Discussion: Astraeus Investment Group, LLC (dba Highnorth) applied for a Conditional Use Permit to engage in cannabis retail sales and continue lower-potency hemp edible retail sales at their existing business at 8711 East Point Douglas Road South, Unit #108.
 - 6.D **Grey Cloud Elementary - Case SP2025-024**
Discussion: KOMA Architects and Engineers, on behalf of South Washington School District ISD 833, has applied for a site plan review for building additions at Grey Cloud Elementary, located at 9525 Indian Boulevard South. The site improvements include approximately 6,505 square feet for a gymnasium/storm shelter and a 3,467 new classroom addition. The site plan review request also includes minor reworking of the drive lanes within the northeastern and northwestern parking areas and the relocation of a playground.
7. Approval of Minutes
 - A **August 25, 2025, Planning Commission Meeting**
Staff Recommendation:
8. Reports
 - A **Recap of September City Council Meetings**
 - B **Response to Planning Commission Requests**
 - C **Planning Commission Requests**

9. Adjournment