



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

December 15, 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 **CUP/V2025-032 - 7430 80th Street Cannabis Retail Sales**
Discussion: Venus Creations LLC has applied for a Conditional Use Permit to engage in cannabis retail sales and a Variance to be less than 1,000 feet from another cannabis or lower potency hemp edible retail establishment.
 - B **SP/V2025-031 Van Meter Expansion**
Discussion: Van Meter Inc. has applied for a Site Plan Review for additions onto their existing building at 7450 95th Street South. The additions are comprised of two expansion areas. Expansion B is approximately 86,720 square feet to be used for receiving, warehousing, and will-call operations. Expansion A is approximately 38,220 square feet to be used for warehousing. The applicant has also applied for a Variance to allow Expansion A to expand into the required 100-foot property line setback from the residential zoned property to the north.
 - C **CUP2025-032 Van Meter Exterior Storage**
Discussion: Van Meter Inc. has applied for a Conditional Use Permit to allow for the exterior storage of materials within a 10,000 square foot enclosed area with 8- to 10-foot tall vinyl fencing.
 - D **PUD/SP/PP2025-030 Yellow Tree Apartments**
Discussion: Yellow Tree Development has submitted a planning application for a Site Plan Review and Planned Unit Development (PUD), for a proposed 186-unit, market-rate apartment building to be located on East Point Douglas Road. A Preliminary Plat application has also been submitted for Everwood 6th Addition.
- 7 Approval of Minutes
 - A **Approval of November 24, 2025, Planning Commission Minutes**
- 8 Reports
 - A **Recap of November City Council Meetings**
 - B **Response to Planning Commission Inquiries - None**
 - C **Planning Commission Requests**
- 9 Adjournment

