



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

February 23, 2026

- 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 **New Life Church Addition - Case SP2026-004**
Discussion: Station 19 Architects, on behalf of New Life Church, has submitted an application for a Site Plan Review to construct a 5,814 square foot building addition to the existing church building located at 11245 Point Douglas Drive South. The addition will consist of lobby space, restrooms, and five new classrooms for youth religious education.
 - B **Panera - Cases SP2026-007 & CUP2026-007**
Discussion: CA Commercial Development has applied for a Site Plan Review of a proposed Panera restaurant and a Conditional Use Permit to allow a drive-through to be located at 7162 East Point Douglas Road South.
 - C **Ravara Trails – Cases ZA2026-003, PUD2026-003, PP2026-003, MS2026-003**
Discussion: Twin Cities Land Development has submitted an application for a Zoning Amendment, Planned Unit Development (PUD), Preliminary Plat, and Minor Subdivision for a subdivision consisting of 575 residential lots including 306 townhome lots and 269 single-family lots on property is located east of Keats Avenue (CSAH 19) at 77th Street and south of 70th Street.
 - D **Talcott Glen – Cases ZA2026-005 & PP2026-005**
Discussion: US Home, LLC, dba Lennar, has applied for a Zoning Amendment and Preliminary Plat for a subdivision to be called Talcott Glen that will be located west of 95th Street and Mississippi Dunes Boulevard, with the primary access via an extension of 95th Street. The Zoning Amendment will rezone the property from AG-2, Agricultural, to R-4, Transitional Residential. The proposed single-family community will consist of 177 homes with a mix of 50- and 65-foot wide lots.
 - E **McHattie Landing – Case PP2026-006**
Discussion: M/I Homes of Minneapolis/St. Paul, LLC has applied for a Preliminary Plat and Planned Unit Development (PUD) for a proposed subdivision to be known as McHattie Landing, that will be located at 9119 and 9165 Military Road, which will consist of 85 single-family homes on approximately 34.3 acres. The property is currently zoned R-4, Transitional Residential.
- 7 Approval of Minutes
 - A December 15, 2025, Planning Commission Minutes
- 8 Reports

- A Recap of January and February 2026, City Council Meetings
 - B Response to Planning Commission Inquiries
 - C Planning Commission Requests
- 9 Adjournment