



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

March 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 River Bend Preliminary Plat - PP2026-008  
*Discussion: Betsy Dippel has applied for a Preliminary Plat to subdivide the existing 9.09-acre parcel located at 10020 Grey Cloud Trail into four parcels: Two lots on the south side of Grey Cloud Trail, one for the existing dwelling and another for a future dwelling. Two outlots on the north side of Grey Cloud Trail to be owned by the respective owners of land on the south side of Grey Cloud Trail to ensure all land will be under common ownership and will be three acres or more.*
  - B Ravara Trails Comp Plan Amendment - CP2026-003  
*Discussion: Twin Cities Land Development has submitted an application for a Comprehensive Plan Amendment to re-guide 9.3 acres of the proposed Ravara Trails development east of Keats Avenue, north of 77th Street, and south of 70th Street, from High Density Residential to Medium Density Residential.*
  - C 2026 Zoning Code Updates - TA2026-009  
*Discussion: The City of Cottage Grove is requesting to amend sections of City Code Title 11, Zoning Regulations.*
- 7 Approval of Minutes
  - A February 26, 2026 Planning Commission Minutes
- 8 Reports
  - A Recap of March 4 and 18, 2026, City Council Meetings
  - B Response to Planning Commission Inquiries
  - C Planning Commission Requests
- 9 Annual Organizational Meeting
  - A Accept 2026 Planning Commission Rules
  - B Election of Officers
- 10 Adjournment