



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

# STAFF REPORT CASE: PP2026-008

ITEM: 6.A

PUBLIC MEETING DATE: 3/23/26

TENTATIVE COUNCIL REVIEW DATE: 4/15/26

## APPLICATION

APPLICANT: Betsy Dippel

REQUEST: 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.

## SITE DATA

LOCATION: 10020 Grey Cloud Trail

ZONING: R-1, Rural Residential, and AG-2, Agricultural

GUIDED LAND USE: Transitional Planning Area

LAND USE OF ADJACENT PROPERTIES:	<u>CURRENT</u>	<u>GUIDED</u>
NORTH:	Agricultural	Low Density Residential
EAST:	Rural Residential	Low Density Residential
SOUTH:	Rural Residential	Transitional Planning Area
WEST:	Mississippi River	Mississippi River

SIZE: 9.09 Acres

DENSITY: N/A

## RECOMMENDATION

Approval, subject to the conditions stipulated in this staff report.



## COTTAGE GROVE PLANNING DIVISION

Planning Staff Contact: Samantha Pierret, Senior Planner; 651-458-2825; [spierret@cottagegrovemn.gov](mailto:spierret@cottagegrovemn.gov)

Application Accepted: 2/25/2026 60-Day Review Deadline: 4/26/2026

**Planning Staff Report  
Preliminary Plat – River Bend  
Planning Case No. PP2026-008  
March 23, 2026**

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**Proposal**

Betsy Dippel (Applicant) has applied for a preliminary plat to subdivide the existing 9.09-acre parcel located at 10020 Grey Cloud Trail into four separate parcels. The Applicant has proposed creating two lots on the south side of Grey Cloud Trail, one for the existing dwelling and another for a future dwelling. Two outlots will be created on the north side of Grey Cloud Trail which will be owned by the owners of land on the south side of Grey Cloud Trail to ensure all land is maintained under common ownership and ensure a three-acre or more size parcel meeting lot size requirements.



**Location Map**

**Review Schedule**

Application Received: February 25, 2026  
Planning Commission Meeting: March 23, 2026  
Tentative City Council Meeting: April 15, 2026  
60-Day Review Deadline: April 26, 2026

## Planning Considerations

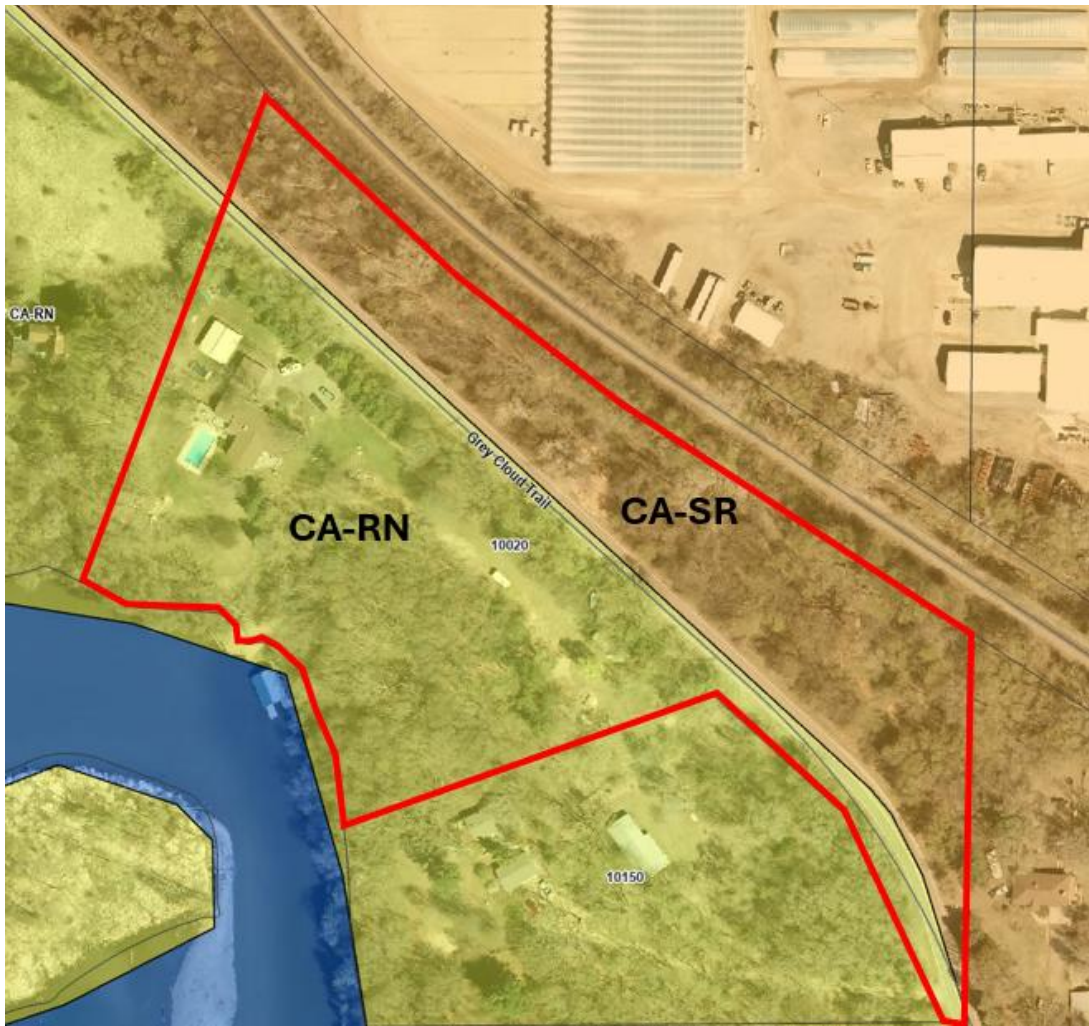
### ***Property Characteristics***

The parcel located at 10020 Grey Cloud Trail currently contains a residence and multiple accessory structures. The property is located on the backwaters of the Mississippi River and has steep slopes classified as bluffs down to the river. The property includes land on both sides of Grey Cloud Trail and abuts the BNSF railroad. The Applicant plans to keep the existing structures on proposed Lot 1 Block 1 (2.96 acres) and proposed Lot 2 Block 1 would be created as a future buildable lot.



**Proposed Lot Configuration**

The property is also located within the Mississippi River Corridor Critical Overlay District (MRCCA). The land adjacent to the river is classified as River Neighborhood (CA-RN) where residential neighborhoods that are primarily riparian or readily visible from the river are found. The area across Grey Cloud Trail is classified as Separated from River (CA-SR) characterized by its physical and visual distance from the river. Within the CA-RN district, structures must not exceed 35 feet in height, must be located at least 100 feet from the Mississippi River and must be at least 40 feet from bluffs. A bluff is a natural topographic feature having a slope that rises at least 25 feet and the grade of the slope averages 18 percent or greater, measured over a horizontal distance of 25 feet from the toe of the slope (ordinary high water level if under water) to the top of the slope. The Applicant's surveyor has prepared a preliminary plat showing the potential buildable area on proposed Lot 2 Block 1 of 0.5-acres that meets these distance requirements.

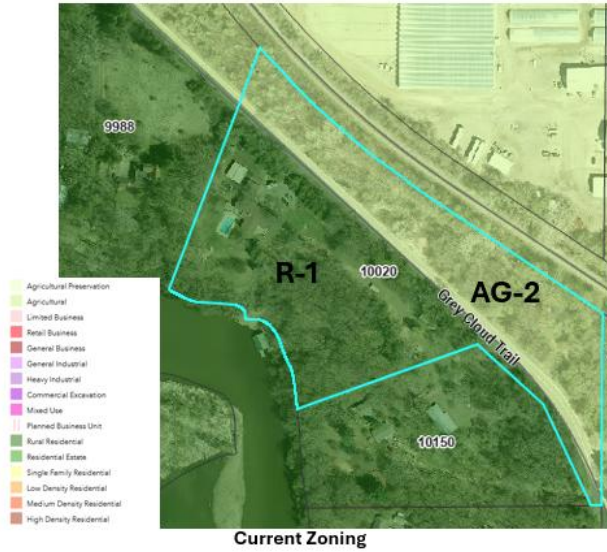


**MRCCA Classifications**

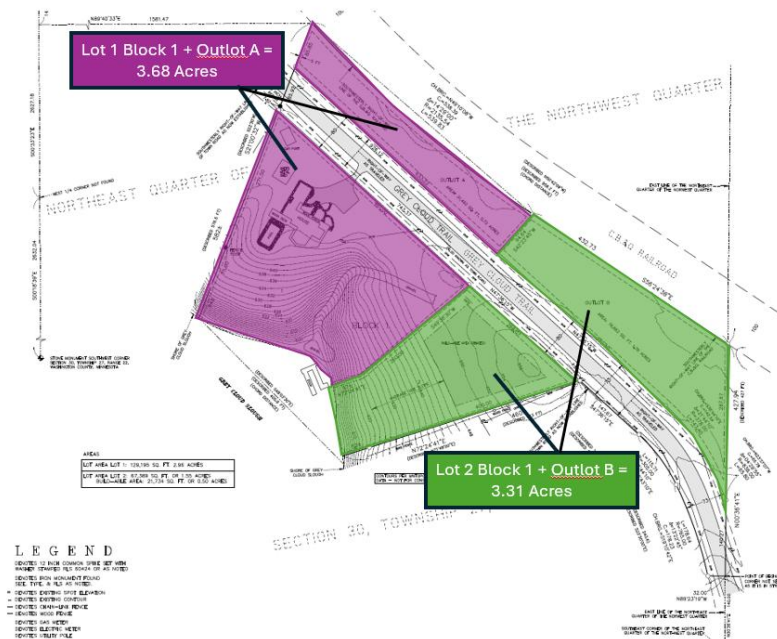
The existing dwelling is served by a private well and septic system. A new dwelling constructed on Lot 2, Block 1 may be served by a private well and septic system given city utilities (water/sewer) are not readily available. A secondary septic location will need to be identified for both lots prior to recording the plat. No building permits will be issued until Washington County has approved well and septic permits. The plat will not be released by the city for recording until such time verification of viable septic locations on the proposed new building parcel have been submitted to the city.

***Zoning and Comprehensive Plan***

The parcel is currently zoned R-1, Rural Residential, south of Grey Cloud Trail and AG-2, Agriculture, north of Grey Cloud Trail. The 2040 Comprehensive Plan guides this parcel as Transition Planning Area. The Transition Planning Areas are areas of the City that need additional planning efforts prior to establishing future land use designations. Splitting the property into four parcels for one additional dwelling site and two outlots that will be commonly owned by respective landowners across Grey Cloud Trail to meet minimum lot size requirements, and dedicating right of way for Grey Cloud Trail aligns with the policies and goals of the Comprehensive Plan.



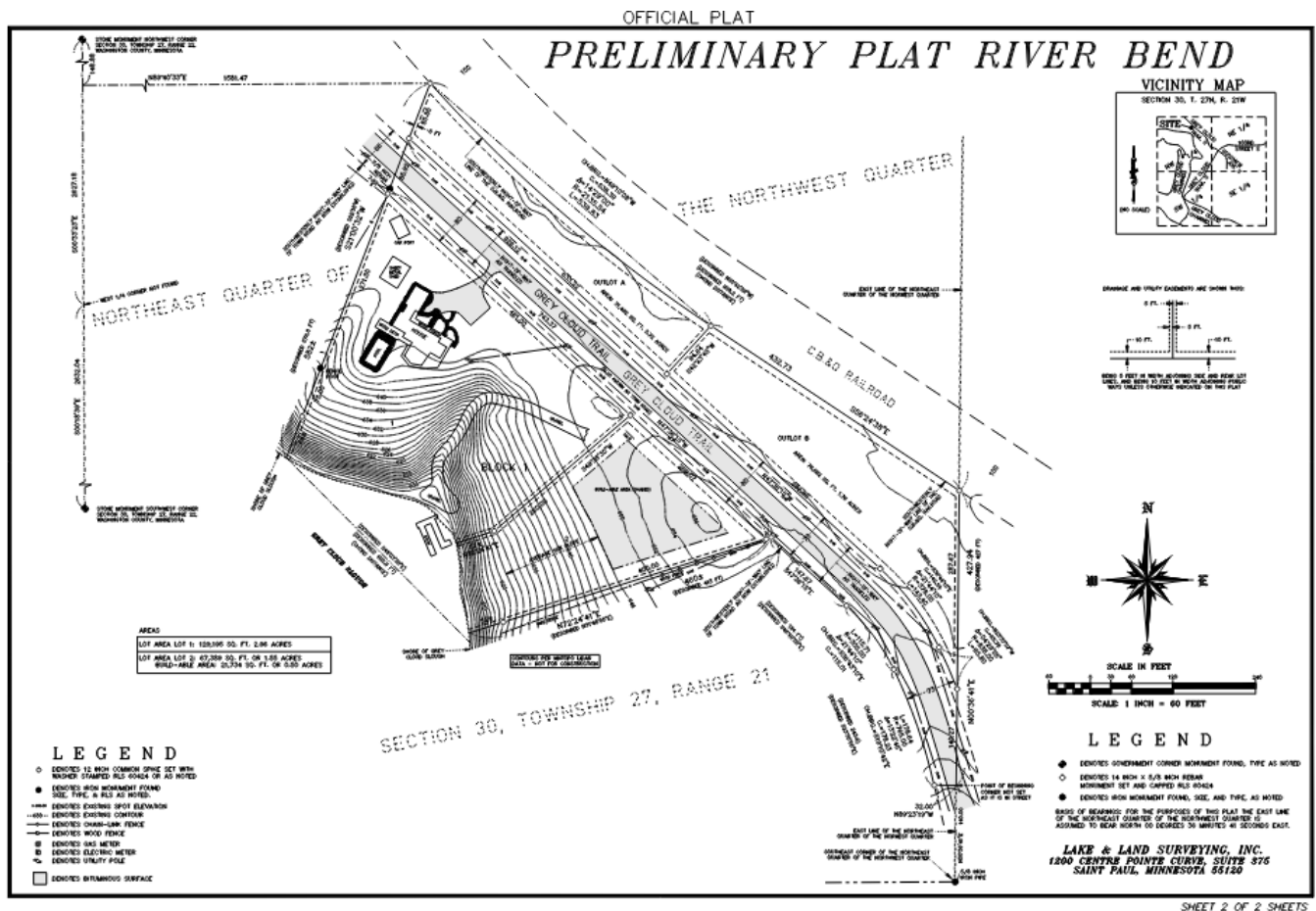
The minimum lot size in the R-1 District is three acres. The minimum lot size in the AG-2 District is ten acres. By splitting the land south of Grey Cloud Trail to create a new buildable parcel, proposed Lots 1 and 2, Block 1 will each be under three acres in size (Lot 1: 2.96-acres and Lot 2: 1.55-acres). Land on the north side of Grey Cloud Trail right of way will be platted as two outlots because property across rights of way cannot be combined as one parcel or as one PID. Outlot A is proposed to be 0.72 acres and must be commonly owned with proposed Lot 1, Block 1 to meet the minimum lot size of three acres. When added together, Lot 1, Block 1 plus outlot A equals 3.68 acres. Outlot B is proposed to be 1.76 acres and must be commonly owned with Lot 2, Block 1 to meet minimum lot size requirements. When added together, Outlot B plus Lot 2, Block 1 will be 3.31 acres. A deed restriction must be recorded for the properties requiring that Lot 1, Block 1 and Outlot A remain under common ownership, and a deed restriction must be recorded requiring that Lot 2, Block 1 and Outlot B remain under common ownership to ensure the lots meet minimum lot size standards.



The outlots will be within the area currently zoned AG-2; however, rezoning the area is not proposed at this time given this is a Transition Planning Area where future zoning classification is unknown at this time. The outlots may be eligible for construction of accessory buildings if the proposed structure(s) can meet required setbacks from property lines, appropriate architectural materials are used (no metal siding), and the associated dwelling parcel plus outlot meet the requirements for number and size of accessory buildings. Neither outlot will be considered buildable for another dwelling site until the area is re-guided, re-zoned, and re-platted because the acreage is being used for Lots 1 and 2, Block 1 to meet minimum lot size standards.

**Preliminary Plat**

The Applicant has had a preliminary plat prepared to split the existing 9.09-acre property into four parcels. A plat is required when splitting one un-platted parcel into three or more parcels and to dedicate right of way.

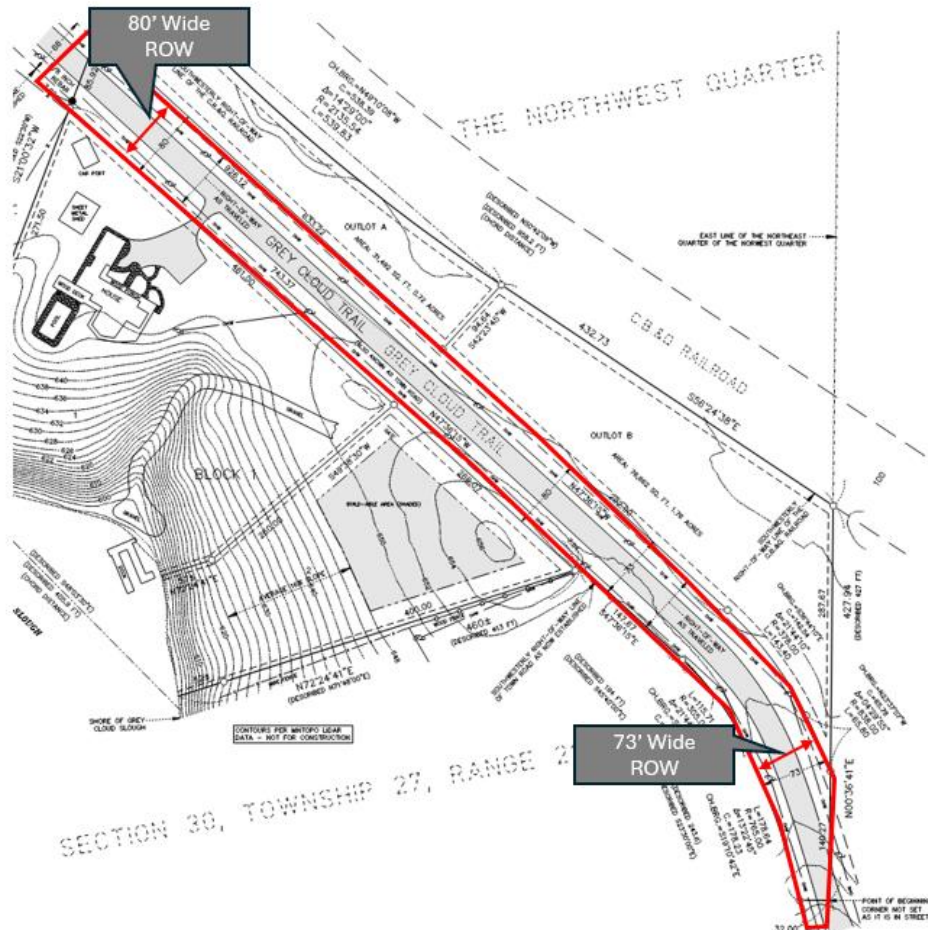


**Right of Way**

Currently, the Applicants property lines extend over the Grey Cloud Trail roadway; however, the city does have prescriptive rights to the area of the roadway for public access and maintenance. As part of the plat, the Applicant will dedicate an 80-foot-wide right-of-way encompassing Grey Cloud Trail. Grey Cloud Trail is shown as a local road in the 2040 Comprehensive Plan, partially because of the Transitional Planning Area classification. Local roads are required to have a 60-foot-wide right-of-way. It is anticipated at such time this area is Master Planned, Grey Cloud Trail will likely be considered a Minor Collector to support future development within this area;

therefore, 80 feet of right-of-way has been requested. As with all development, right-of-way is acquired as part of platting aligning with future land use and growth. The right-of-way for Grey Cloud Trail at 103rd Street was platted at 80 feet wide during the Mississippi Landing platting process; therefore, the right-of-way platted with the River Bend plat will align with already acquired right-of-way.

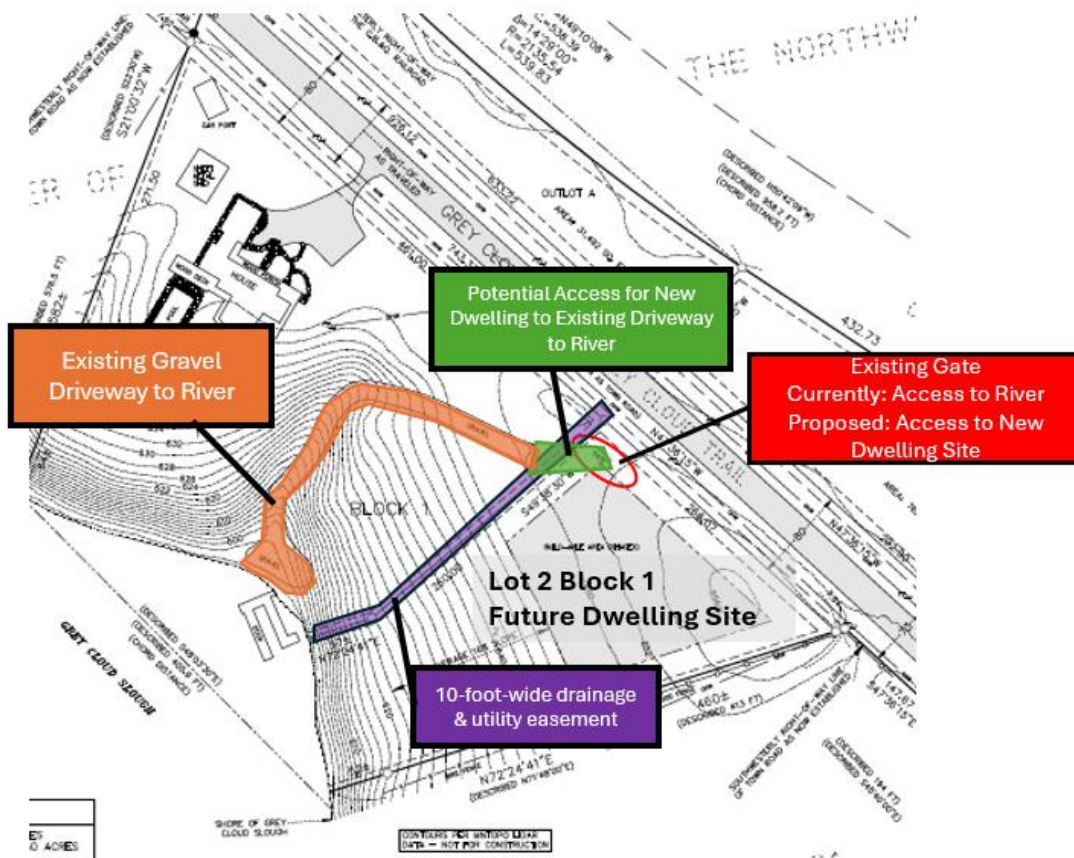
The preliminary plat shows some areas of right of way 73 feet wide. This is because the legal description for the roadway is 33 feet from centerline “as traveled.” The surveyor was able to plat the required 40 feet from centerline on the north side of Grey Cloud Trail because the Applicant owns all of that land and could give the extra seven feet of width. On the south side of Grey Cloud Trail, the surveyor could only plat 33 feet in width because the Applicant does not own the last seven feet. This seven feet of right of way will be platted/acquired by the City at the time the neighboring parcel is split or platted.



### Required Right of Way

There is an existing gate that functions as a secondary access to 10020 Grey Cloud Trail for river access. This existing gated access is currently all grass and is proposed to be the future driveway location for the dwelling on Lot 2, Block 1 if sight lines can be met as approved by the City Engineer. Only one driveway access is permitted on Lot 2, Block 1 in order to comply with City code requirements. Staff verified that the proposed landowner of future Lot 1, Block 1 will continue to have river access from Lot 1, Block 1 and will not need to use the gated grass

access point from Grey Cloud Trail. The future owners of Lot 2, Block 1 may desire to continue to have access to the river via the existing grass and gravel drive on Lot 1, Block 1 accessed from the existing gate. Using the existing river access for both lots would ensure that existing vegetation and steep slopes on proposed Lot 2, Block 1 remain undisturbed to protect sensitive environmental features within the MRCCA District along the river and bluffs. It is recommended that an access agreement be legally established via an easement for the grass driveway access from the gate. Since the shared portion of the access will not be within the public right of way, an easement is not required by code. If gravel or other hard surface is added in the future over the drainage and utility easement along the property line an encroachment agreement will be required between the property owners and the City and a zoning permit must be approved by the City prior to construction.



### Access

#### Utilities

The existing dwelling uses a private well and septic, which will remain on proposed Lot 1, Block 1. A new dwelling on Lot 2, Block 1 would be required to be supported by a private well and septic system. The septic system must comply with Washington County requirements and must meet setbacks from bluffs. If utility infrastructure is extended to the area in the future, any existing dwellings at that time will need to hook into public water and sanitary sewer systems at such time their private system(s) fail.

**Park Dedication and Stormwater Area Charges**

The proposed lot split will create one parcel for a potential dwelling site. Park dedication is required upon the creation of a new residential lot.

	Number of lots	Total due prior to building permit
Park dedication fee (per lot) – \$4,900.00	1	\$4,900.00

Payment of the storm water facility charge for 3.31 acres (new residential lot: Lot 2, Block 1 and Outlot B) is required prior to the approval of building permits. The storm sewer area charge is calculated based on the City’s Rural Friendly approach. The Rural Friendly approach divides the proposed acreage of the residential parcel by 2.5 (2.5 units per acre). The resulting number is used to calculate the storm sewer area charge.

Storm Sewer Area Charge Southwest Drainage Area	Acres	Total Cost	Rural Friendly Potential Units (Assume 2.5 units per acre)	Divide Total Cost By Assumed Units For Total Due Per Unit
\$9,860 per acre	3.31	\$32,636.60	8.3 Potential Units	\$3,932.12

The Applicant is required to pay the stormwater area charges based on the City’s Surface Water Management Plan. All properties across the community pay these charges which are triggered when subdividing a property and are used for infrastructure maintenance and improvements to improve rate control, water quality, and reduce flooding.

Area charges shall be paid prior to the issuance of building permits for any new structures on Lot 2, Block 1 or Outlot B.

**Public Hearing Notices**

The public hearing notice was mailed to 9 property owners who are within 500 feet of the proposed minor subdivision and published in the *St. Paul Pioneer Press* on March 11, 2026.

**Recommendation**

That the Planning Commission recommend that the City Council approve a Preliminary Plat to be called River Bend, subject to the conditions listed below:

- 1) A deed restriction shall be recorded upon recording the Final Plat that requires Lot 1, Block 1 and Outlot A to remain under common ownership.
- 2) A deed restriction shall be recorded upon recording the Final Plat that requires Lot 2, Block 1 and Outlot B to remain under common ownership.
- 3) All applicable permits (i.e.; building, electrical, grading, and mechanical) for the construction of a house on the parcel(s) must be completed, submitted, and approved by the City before any construction activities begin. Detailed construction plans must be reviewed and approved by the Building Official and Fire Marshal.

- 4) The minimum setbacks for any structures shall be those found in the R-1, Rural Residential, regulations and the MRCCA CA-RN regulations.
- 5) Grading and erosion control measures meeting City standards shall be utilized during construction activities.
- 6) If any portion of a private access crossing property lines within a drainage and utility easement is damaged or destroyed due to work being performed within the easement, repair and/or replacement of the private access shall be the responsibility of the landowner(s).
- 7) Required stormwater area charges and park dedication fees shall be paid prior to the approval of any building permit on Lot 2, Block 1 or outlot B.
- 8) All driveway access points from Grey Cloud Trail to Lot 2, Block 1 and outlots A and B shall be approved by the City Engineer.
- 9) Before the City releases the final plat to be recorded, verification of Washington County approval of primary and secondary septic locations on Lots 1 and 2, Block 1 shall be submitted to the City.
- 10) Installation of gravel or hard-surface driveway over any drainage and utility easements shall require an encroachment agreement approved by the City prior to installation of gravel or hard-surface. A zoning permit shall be approved by the City prior to installation of gravel or hard-surface driveway materials.

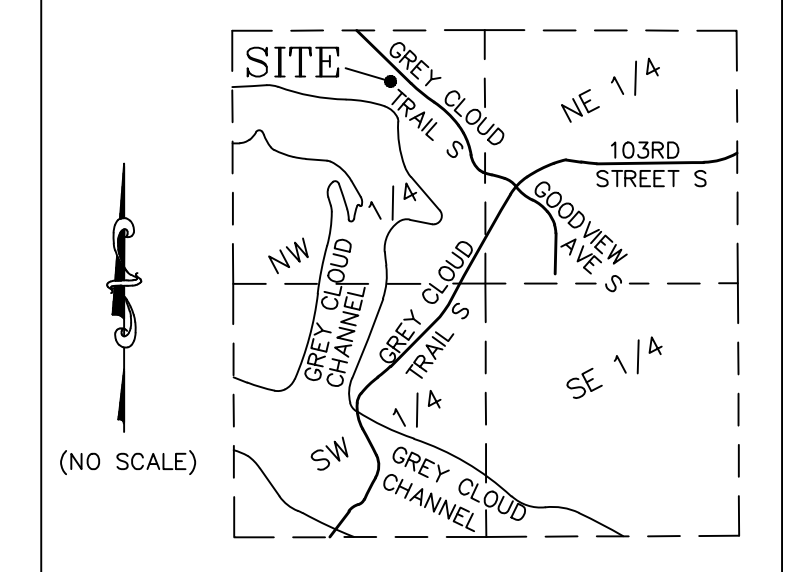
Prepared by:  
Samantha Pierret, AICP  
Senior Planner

**Attachments:**  
Preliminary Plat  
Application Materials

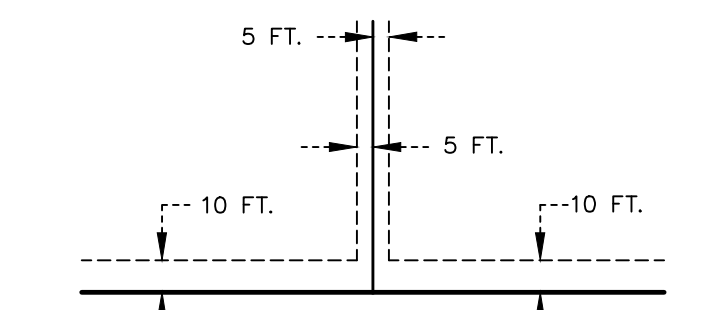
# PRELIMINARY PLAT RIVER BEND

## VICINITY MAP

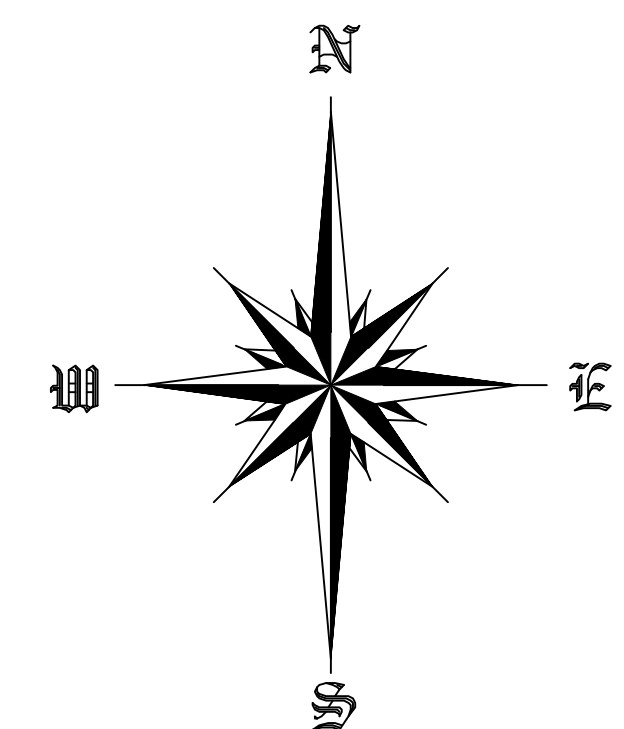
SECTION 30, T. 27N, R. 21W



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH ADJOINING SIDE AND REAR LOT LINES, AND BEING 10 FEET IN WIDTH ADJOINING PUBLIC WAYS UNLESS OTHERWISE INDICATED ON THIS PLAT



SCALE: 1 INCH = 60 FEET

## LEGEND

- ◈ DENOTES GOVERNMENT CORNER MONUMENT FOUND, TYPE AS NOTED
- DENOTES 14 INCH X 5/8 INCH REBAR MONUMENT SET AND CAPPED RLS 60424
- DENOTES IRON MONUMENT FOUND, SIZE, AND TYPE, AS NOTED

BASIS OF BEARINGS: FOR THE PURPOSES OF THIS PLAT THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER IS ASSUMED TO BEAR NORTH 00 DEGREES 36 MINUTES 41 SECONDS EAST.

**LAKE & LAND SURVEYING, INC.**  
 1200 CENTRE POINTE CURVE, SUITE 375  
 SAINT PAUL, MINNESOTA 55120

STONE MONUMENT NORTHWEST CORNER  
 SECTION 30, TOWNSHIP 27, RANGE 22,  
 WASHINGTON COUNTY, MINNESOTA

N89°40'33"E 1581.47

S00°33'23"E 2627.16

WEST 1/4 CORNER NOT FOUND

S00°18'39"E 2632.04

STONE MONUMENT SOUTHWEST CORNER  
 SECTION 30, TOWNSHIP 27, RANGE 22,  
 WASHINGTON COUNTY, MINNESOTA

### AREAS

LOT AREA LOT 1: 129,195 SQ. FT. 2.96 ACRES
LOT AREA LOT 2: 67,389 SQ. FT. OR 1.55 ACRES BUILD-ABLE AREA: 21,734 SQ. FT. OR 0.50 ACRES

CONTOURS PER MNTPOD LIDAR  
 DATA - NOT FOR CONSTRUCTION

## LEGEND

- DENOTES 12 INCH COMMON SPIKE SET WITH WASHER STAMPED RLS 60424 OR AS NOTED
- DENOTES IRON MONUMENT FOUND SIZE, TYPE, & RLS AS NOTED.
- x 656.00 DENOTES EXISTING SPOT ELEVATION
- 630-- DENOTES EXISTING CONTOUR
- DENOTES CHAIN-LINK FENCE
- DENOTES WOOD FENCE
- ⊠ DENOTES GAS METER
- ⊡ DENOTES ELECTRIC METER
- ⊡ DENOTES UTILITY POLE
- DENOTES BITUMINOUS SURFACE

SECTION 30, TOWNSHIP 27, RANGE 21

THE NORTHWEST QUARTER

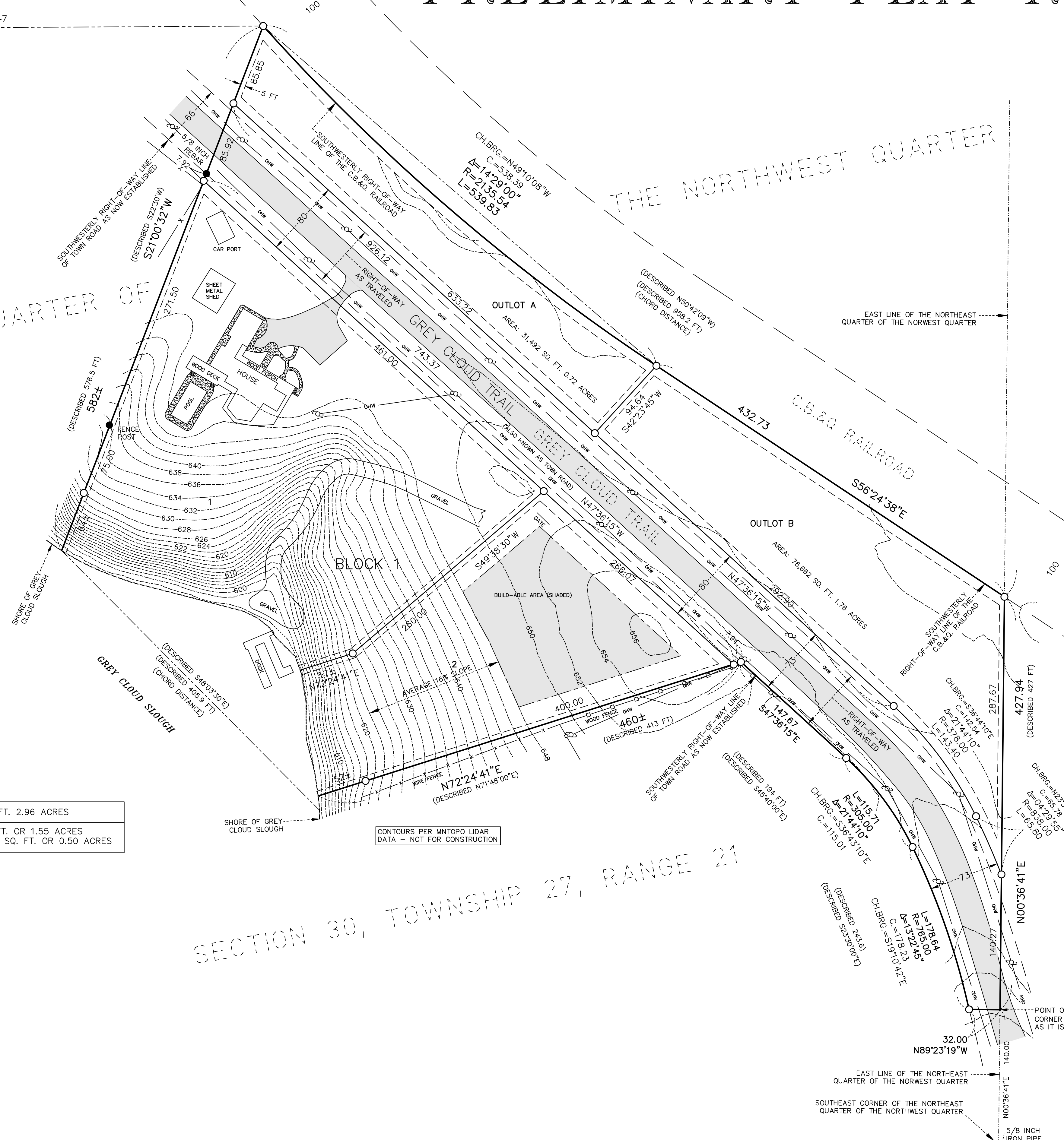
NORTHEAST QUARTER OF

EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER

OUTLOT B

BLOCK 1

BUILD-ABLE AREA (SHADED)



# STAFF REPORT CASE: CP2026-003

ITEM: 6.2

PUBLIC MEETING DATE: 3/23/26

TENTATIVE COUNCIL REVIEW DATE: 4/1/26

## APPLICATION

**APPLICANT:** Twin Cities Land Development

**REQUEST:** A minor land use modification to the Comprehensive Plan to re-guide 9.5 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.

## SITE DATA

**LOCATION:** East of Keats Avenue (CSAH 19) North of 77th St. and South of 70th St.

**ZONING:** AG-2, Agricultural

**GUIDED LAND USE:** High Density Residential

LAND USE OF ADJACENT PROPERTIES:	<u>CURRENT</u>	<u>GUIDED</u>
NORTH:	Agricultural	Medium Density Residential
EAST:	Agricultural	Low Density Residential
SOUTH:	Agricultural	Low Density Residential
WEST:	Residential	Low Density Residential

**SIZE:** 9.5 acres

**DENSITY:** N/A

## RECOMMENDATION

Approval, subject to the conditions stipulated in this staff report.



## COTTAGE GROVE PLANNING DIVISION

Planning Staff Contact: Samantha Pierret, Senior Planner; 651-458-2825; [spierret@cottagegrovemn.gov](mailto:spierret@cottagegrovemn.gov)

Application Accepted: 3/20/2026 120-Day Review Deadline: 7/17/2026

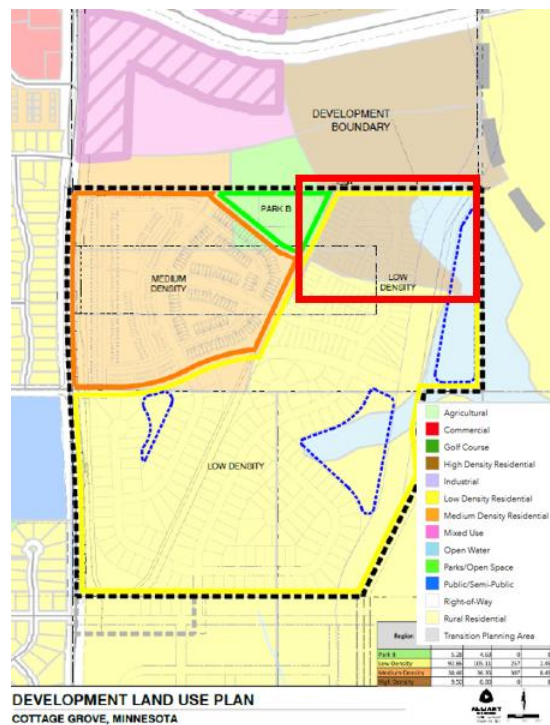
# Planning Staff Report Ravara Trails Comprehensive Plan Amendment Planning Case No. CP2026-003 March 23, 2026

## Proposal

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.

## Background

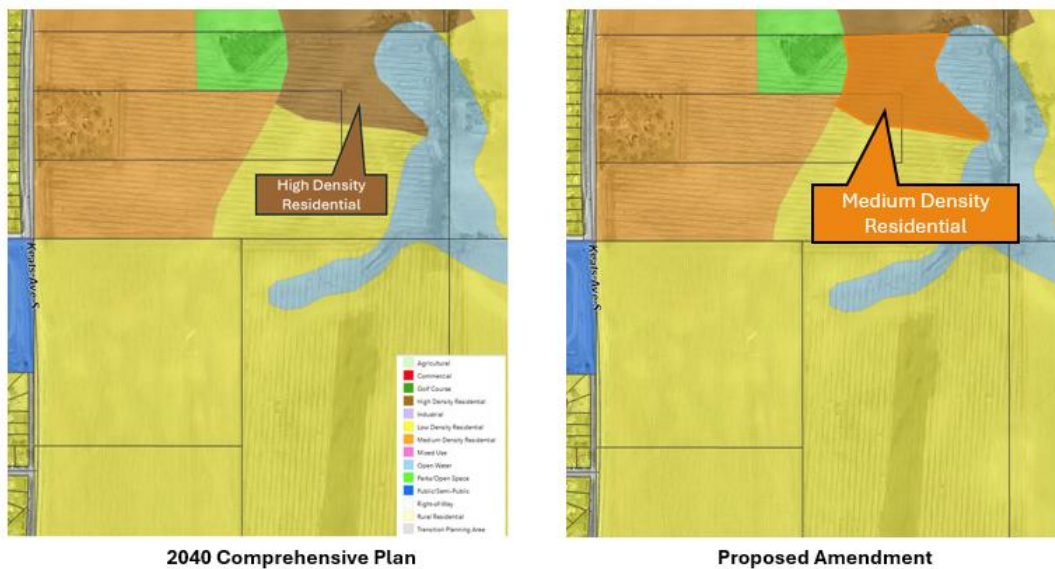
At its March 18, 2026, meeting the City Council approved the Preliminary Plat, Planned Unit Development, Minor Subdivision, and Zoning Amendment applications by Twin Cities Land Development for Ravara Trails (4-1 vote). The Ravara Trails development will consist of 306 townhome lots and 269 single family lots on 148.72 acres. The area is guided Low, Medium, and High Density Residential and Parks/Open Space in the 2040 Comprehensive Plan. As part of the construction permitting process, the developer is required to obtain a sewer connection permit from the Met Council. Upon receipt of a sewer connection permit application from the developer, Met Council notified City staff that they would not approve the sewer connection permit unless a Comprehensive Plan Amendment is approved by Met Council to re-guide the area guided as High Density Residential to correspond directly to the density proposed in Ravara Trails.



**Review Schedule**

Application Received: March 20, 2026  
Planning Commission Meeting: March 23, 2026  
Tentative City Council Meeting: April 1, 2026  
60-Day Review Deadline: May 19, 2026

For multiple decades, density averaging across a development area has been approved by the Met Council in Cottage Grove and other metro cities. The Met Council has now stated that density averaging across a development is not allowed and a development must meet density standards within the specific areas mapped in the Comprehensive Plan Future Land Use Map. High Density Residential areas are proposed to have 14 to 30 units per acre. Medium Density Residential areas are proposed to have 5 to 13 units per acre. Low Density Residential areas are proposed to have 2 to 4 units per acre.



The Comprehensive Plan guides the actions of the community by presenting a vision for the future by identifying policies, strategies, and investments the community will undertake while providing a repository of information. The Comprehensive Plan occasionally utilizes land use mapping strategies that do not follow property lines or use ninety-degree angles. Proposed development may not practically be able to meet the exact land use boundary configurations on the future land use map that do not always follow property lines. These configurations are used by the City to guide the amount of density within an area, thereby guiding utility, park, transportation, and other needs of the area. The future land use map is not intended to design development or designate specific parcels or acreage for each land use type but rather provide a guide and a target.

Communities rely on landowners who are willing to sell their land for development. By mapping future land use classifications without strict adherence to property lines, development may occur on properties of willing land sellers at a density and scale planned for and desired by the community while also not strictly assigning specific development types and densities onto individual parcels where there may be landowners that are not ready to sell.

**Proposed Re-Guidance**

The Ravara Trails development area has 8.67 acres guided High Density Residential (9.3 acres minus 0.63 acres for proposed Ravine Parkway), 35.14 acres (37.92 acres minus 2.78 acres for Keats right of way) guided Medium Density Residential are proposed to contain 308 townhome lots, and 72.59 acres guided Low Density Residential (83.20 Low Density acres minus 5.95 acres of Ravine Parkway and minus 4.66 acres Keats right of way) are proposed to have 213 single family lots. The remaining acreage is guided Parks/Open Space and future ponding.

Using the midpoint of the High Density Residential range (22 units per acre), it could be expected that these 8.67 acres would have 190.74 residential units. The Medium Density areas could be anticipated to have 316.26 units when multiplying the 35.14 acres guided Medium Density by 9 (the midpoint of the range 5 to 13 units per acre). The Low Density area could be expected to see approximately 217.77 units after multiplying the midpoint of the 2 to 4 units per acre range (3) by 72.59 acres. Adding these units together the Ravara Trails development could be anticipated to have approximately 724.77 units. The developer proposed 575 total units.

<b>2040 Current Land Use</b>	<b>Acres (Minus Major ROWs)</b>	<b>Anticipated Units (Acreage x Midpoint of Density Range)</b>	<b>Proposed Units</b>	<b>Required Units Per Acre</b>	<b>Proposed Density (Units Per Acre)</b>
High Density Residential	8.67	190.74	54	14 to 30	6.23
Medium Density Residential	35.14	316.26	308	5 to 13	8.76
Low Density Residential	72.59	217.77	213	2 to 4	2.93
<b>TOTAL</b>	<b>116.4</b>	<b>724.77</b>	<b>575</b>		

The area guided High Density Residential is proposed to have 54 single family lots. Dividing 54 units by 8.67 acres equals 6.23 units per acre which aligns with Medium Density Residential guidance. Multiplying 8.67 acres by the midpoint of the Medium Density range (9) equals an anticipated unit count of 78.03 if re-guided to Medium Density Residential. Subtracting the anticipated High Density units (190.74 units) from the total anticipated units (724.77 units) equals 534.03 anticipated units. Adding the anticipated units if the High Density Residential area were re-guided to Medium Density Residential (78.03 units) to the anticipated 534.03 units without the High Density Residential area equals anticipated total units of 612.06.

<b>2040 Proposed Land Use</b>	<b>Acres (Minus Major ROWs)</b>	<b>Anticipated Units (Acreage x Midpoint of Density Range)</b>	<b>Proposed Units</b>	<b>Required Units Per Acre</b>	<b>Proposed Density (Units Per Acre)</b>
Medium Density Residential	43.81	394.29	362	5 to 13	8.26
Low Density Residential	72.59	217.77	213	2 to 4	2.93
<b>TOTAL</b>	<b>116.4</b>	<b>612.06</b>	<b>575</b>		

**Met Council Consideration**

If approved by the Planning Commission and City Council, City staff will then submit the amendment to the Metropolitan Council for review and approval. The Met Council is required to review and approve all Comprehensive Plan amendments. The City's Met Council Sector Representative verified that the proposal does not require adjacent community review. The Met Council will determine if the proposed amendment can be reviewed administratively after sub-

mittal. Administrative review is allowed if the proposed amendment complies with the following standards, at the discretion of Met Council staff.

1. Conformance to regional systems plans
2. Consistent with Metropolitan Council policies
3. Consistent with local controls or the jurisdiction submits evidence that the local controls will be modified to be consistent with the proposed amendment
4. Consistent with Metropolitan Urban Service Area Implementation Guidelines
5. Compatible with the plans of affected and adjacent jurisdictions
6. Proposes a changed forecast that falls within five percent of the Met Council's current forecasts
7. Proposes a land use change resulting in an increase or decrease in development capacity of less than 250 housing units, determined by using the midpoint density to calculate the difference between proposed allowable units and current allowable units (this project will decrease midpoint density by approximately 112.71 units in the area currently guided High Density)
8. Proposes a land use change affecting less than 80 acres
9. Does not have the potential for a cumulative impact

The proposed land use amendment from High Density Residential to Medium Density Residential and land use map from the City's 2040 Comprehensive Plan are consistent in the following ways:

- The proposed development helps provide the City with a diverse mix of housing types that are needed to serve varying income levels and stages in the life cycle.
- Trail and sidewalk connections are proposed and acceptable to the City.
- The proposed roadway layout is consistent with the contemplated roadway classifications in the transportation plan.
- The proposed density of 8.26 units per acre in the total area proposed to be guided Medium Density is consistent with the 2040 Comprehensive Plan Medium Density Residential classification.
- The approved preliminary plat is consistent with the medium density and low density residential land use designations for this area.

***Public Hearing Notice***

Public hearing notices were mailed to 112 property owners who are within 500 feet of the proposed Comprehensive Plan Amendment and published in the St. Paul Pioneer Press on March 11, 2026.

## **Recommendation**

That the Planning Commission recommend to the City Council approval of the 2040 Comprehensive Plan amendment to re-guide 9.3 acres from High Density Residential to Medium Density Residential.

Prepared by:  
Samantha Pierret, AICP  
Senior Planner

### Attachments:

A. Ravara Trails Application Narrative



# RAVARA TRAILS

## RESIDENTIAL DEVELOPMENT PRELIMINARY PLAT/PUD SUBMITTAL

Twin Cities Land Development (TCLD) is pleased to submit the Preliminary Plat, Planned Unit Development (PUD), Rezoning, and Minor Subdivision for the proposed Ravara Trails Development. This development is located along Keats Ave South, between 77<sup>th</sup> Street South and 80<sup>th</sup> Street South. We respectfully request Preliminary Plat, PUD, Rezoning, and Minor Subdivision approval from the Planning Commission and City Council to advance this thoughtfully designed community that aligns with the city's comprehensive plan and supports long-term growth objectives.

### PROPERTY / DEVELOPMENT SITE INFORMATION

#### EXISTING SITE DESCRIPTION

<u>Address:</u>	Unassigned
<u>PIDs:</u>	1102721240001, 1102721320001, 1102721310001, 1102721230001, 1102721330001
<u>Total Acres:</u>	148.72 acres
<u>Existing Zoning:</u>	Agricultural
<u>Existing Guide Plan:</u>	Low Density Residential, Med Density Residential, High Density Residential

The site is located along Keats Avenue South, north of 80<sup>th</sup> Street South and south of 70<sup>th</sup> Street South within Cottage Grove. The development encompasses five existing parcels totaling approximately 148.72 acres. The land includes an existing farmstead and is predominantly active farmland, offering a diverse and adaptable landscape for residential development.

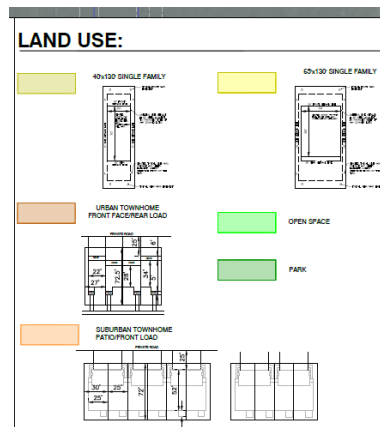
The site's topography ranges from an elevation of approximately 884 feet on the east side to 972 feet on the north side, indicating a gradual rise across the property. A regional low point is located on the eastern portion of the site, which presently serves as a natural drainage basin for much of the relatively flat surrounding terrain.

The site is currently served by a sanitary sewer stub connected to the Metropolitan Council Environmental Services (MCES) trunk line, which runs parallel to Keats Avenue South along the western boundary. Watermain stubs are also available within Keats Avenue, providing convenient access for the proposed development. Additionally, a South Washington Watershed stormwater trunkline runs along the eastern edge of the site, offering a direct connection point for the planned onsite stormwater management system.

**SITE PLAN**



Single Family 65' x 140 lots	164
Single Family 40' X 130' lots	105
Urban Townhomes	192
Suburban Townhomes	114
<b>TOTAL Units:</b>	<b>575</b>



## GENERAL DESCRIPTION

The Ravara Trail development site plan includes a total of 575 residential units, featuring a diverse mix of townhome and single-family housing types. This composition aligns with the vision outlined in the East Ravine Master Plan Area's comprehensive plan. The unit breakdown consists of 3, 4, 5, and 6-unit urban row townhomes, 4 and 6-unit suburban row townhomes; as well as single-family homes on 40-foot and 65-foot-wide lots. The proposed location is particularly well-suited for this variety of housing due to several key factors, including:

1. Alignment with the Comprehensive Plan

The proposed housing mix directly supports the vision outlined in the East Ravine Master Plan, which calls for a balanced blend of low, medium and high-density residential options. This ensures consistency with long-term city planning goals by providing a desirable place to live.

2. Strong Market Demand

A recent housing market analysis identified a significant unmet need for higher-value, move-up housing in Cottage Grove. Ravara Trails is designed to meet this need by offering a diverse mix of homes that appeal to first-time homebuyers, growing families who want to stay in the community, and empty nesters looking to downsize while remaining in the community.

3. Preserves and Provides Access to Natural Resources

The development plan incorporates green space and natural drainage features, supporting the City's goal to protect natural resources and environmental systems. Located adjacent to the planned East Ravine Park and Trail, as well as near the existing 500-acre Cottage Grove Ravine Regional Park, the site offers residents immediate access to scenic trails, wooded ravines, and numerous recreational opportunities. This natural setting enhances quality of life and adds long-term appeal to the neighborhood. In addition, the community's trail network will ultimately connect to the surrounding trail system, creating seamless access for residents and promoting walkability.

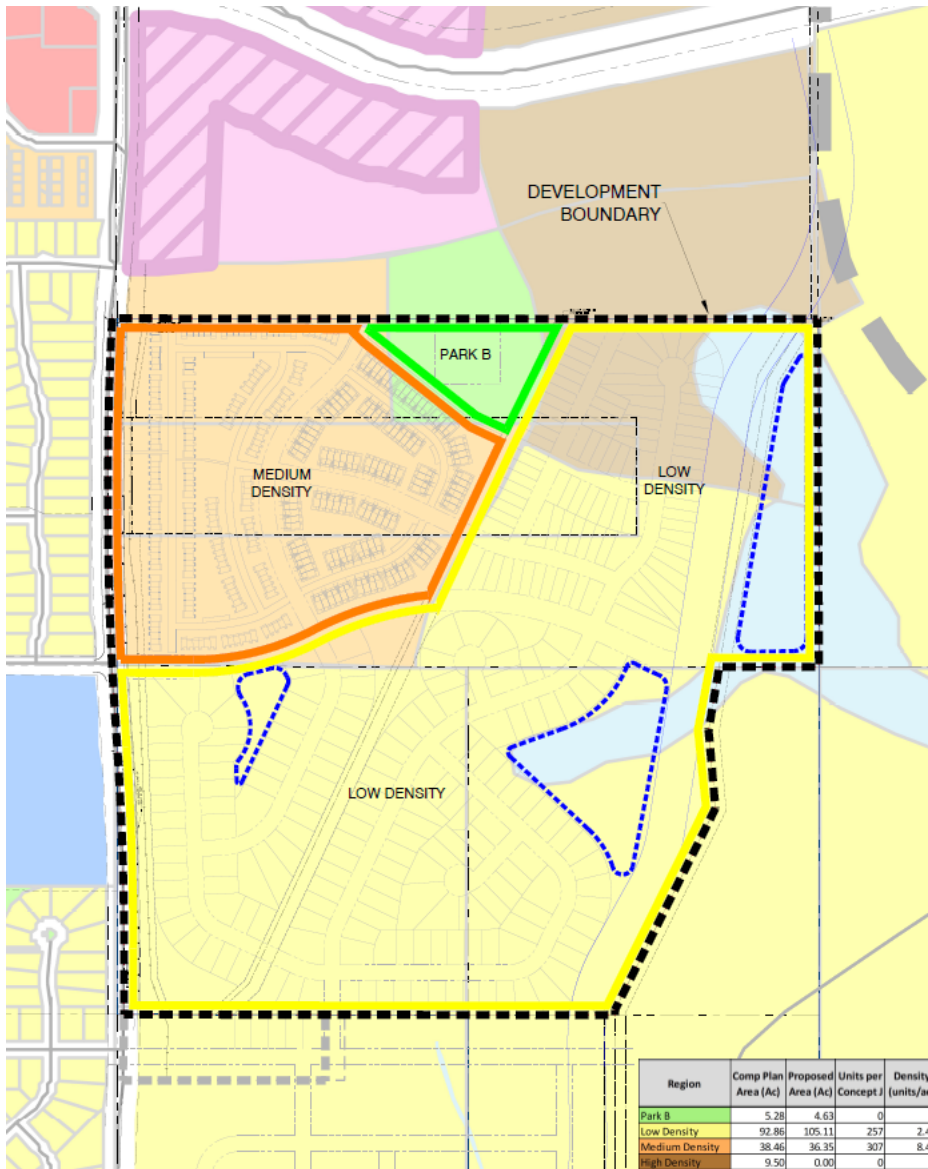
4. Infrastructure and Connectivity

This development will provide direct access to Ravine Parkway and Keats Avenue, allowing residents and the community convenient access to major transportation corridors, including Interstate 494, Highway 61 and Highway 95, as well as express transit routes to downtown Saint Paul and Minneapolis. This makes it an attractive location for commuters and enhances regional accessibility.

5. Proximity to schools

Centrally located in Cottage Grove, the proposed development offers families convenient access to the assigned schools within the South Washington School District (SoWashCo Schools). Grey Cloud Elementary and Cottage Grove Middle School, both located just west of the neighborhood, are easily reachable by foot or bike, making daily commutes simple and safe for students. Park Senior High School provides a wide range of academic and extracurricular opportunities to support student development.

**LAND USE AND ZONING REGULATIONS**



**DEVELOPMENT LAND USE PLAN**  
COTTAGE GROVE, MINNESOTA



The property is guided as a mix of Low Density Residential, Med Density Residential and High Density Residential. The development of the property will rezone the parcel to Low Density Residential and Med Density Residential, generally keeping overall density.

Land uses for the properties adjacent to the site are guided with:

- To North: Commercial and High Density Residential
- To West: Low Density Residential and School
- To South: Low Density Residential
- To East: Low Density Residential and Park/Open Space

**DIMENSIONAL STANDARDS**

The following is a summary of the proposed development lot standards and setbacks:

*Urban Townhome Dimensions*

Width – 3 Unit, 4 Unit, 5 Unit, 6 Unit

Depth – 45 feet

*Suburban Townhome Dimensions*

Width – 4 Unit, 6 Unit

Depth – 57 feet

*40' Single Family Pad Dimensions*

Width – 30 feet

Depth – 70 feet

*65' Single Family Pad Dimension*

Width – 52.5 feet

Depth – 65 feet

*Urban Townhome Setbacks*

Front Door – 15 feet

Front Door along Keats Ave – 25 feet

Garage Door – 25 feet

Perimeter – 30 feet

Townhome Corner – 20 feet

Between townhome Buildings – 20 feet

*Suburban Townhome Setbacks*

Front – 25 feet

Perimeter – 30 feet

Townhome Corner – 20 feet

Between townhome Buildings – 15 feet

*Single Family Setbacks*

Front – 25 feet

Rear – 35 feet

Corner Side Yard – 20 feet

Side Yard (40' wide) – 5'/5'

Side Yard (65' wide) – 7.5'/5' (garage)

*Townhome Parking:*

Garage: 306 stalls

Driveway: 306 stalls

Guest: 73 stalls

Total: 685 stalls

*Proposed ROW*

Internal ROW – 60 feet

Indian Blvd ROW – 80 feet

Ravine Parkway – 140 feet

*Proposed Development Area/Calculations:*

Total Development Gross Site Area:	148.72 acres
Keats Ave ROW:	7.44 acres

*Easements:*

SWWD Stormsewer Easement Area:	3.16 acres
Met Council Easement:	3.43 acres
Northern Gas Easement:	4.48 acres

**PLANNED UNIT DEVELOPMENT FLEXIBILITY AND BENEFITS**

The project is requesting flexibility from zoning standards for Villa single family homes and Urban townhomes. The Villa single family homes are requesting flexibility for 2 of 9 R-4 dimensional standards. The townhomes are requesting flexibility for 1 of 9 R-5 dimensional standards. Dimensional flexibility being requested for each is as follows:

<u>Villa Single Family</u>	<u>Required</u>	<u>Proposed</u>
lot width	45 feet	40 feet
Sideyard setback	7.5 feet	5 feet

<u>Urban Townhomes</u>	<u>Required</u>	<u>Proposed</u>
Front Setback	25 feet	15 feet

The project is also requesting flexibility from a 50-foot landscape buffer to Keats Avenue of 25 feet for the Urban Townhomes and 35 feet for the single family lots south of Indian Boulevard. A landscape buffer reduction for these areas was not presented as part of the concept plan submittal as the plan was based on anticipated Keats Avenue right-of-way of 120 feet. Since that time, Washington county has requested a total right-of-way width of 180 feet, which requires an additional 60 feet east of Keats Avenue to total 120 feet east of the Keats Avenue centerline. It should be noted that 30 feet of the requested 120 feet of right-of-way comes as a result of additional right-of-way no longer being available west of Keats Avenue due to homes in that area. Had 30 feet of additional right-of-way been available to the west the project would not require flexibility for the 50-foot landscape buffer zoning standards. It should be noted that a Landscape Buffer of 85 feet for the Urban Townhomes and 95 feet for the single-family homes will appear to exist until Washington County reconstructs Keats Avenue and occupies the additional right-of-way being requested.

The applicant respectfully requests consideration of the following project elements in exchange for flexibility to the 4 zoning standards previously identified:

1. Ravine Parkway realignment through the entire site of which approximately half is located off site and to the east per the Comprehensive plan.
2. Keats Avenue right-of-way dedication and additional 30 feet no longer available to the west.
3. City Park & water tower dedication.
4. A variety of life cycle housing products and pricing options, which is consistent with the Cities Comprehensive Plan.
5. Public and private open spaces
6. A network of trails extending through the site and connecting to existing trails.

## **PARK AND OPEN SPACE**

The site plan includes 4.15 acres of open space on the north end of the site, which will be dedicated to the City of Cottage Grove. Just southeast of the development lies the future East Ravine Park, a key component of the city's long-term recreational vision. A pedestrian trail along Ravine Parkway will connect the proposed neighborhood to nearby parks, enhancing walkability and outdoor access. Thoughtfully integrated throughout the plan are multiple green spaces, designed to encourage community interaction, support neighborhood gatherings, and create inclusive, accessible environments that strengthen social cohesion.

## **STREET DESIGN AND ACCESS**

The development will have two access points from Keats Ave. One access point at Indian Blvd, which will be extended east through the site and the other access point at 77<sup>th</sup> St. S. The roadways within the development will be public roads that are 32 feet face to face within a 60-foot right-of-way and private roads that are 22 and 26 feet face to face. Ravine Parkway will not be constructed with the development.

## **MASS GRADING**

The site is anticipated to be mass graded in one phase, in accordance with the City of Cottage Grove's specifications and guidelines. The proposed grading will maintain the current drainage patterns.

## **SANITARY SEWER AND WATERMAIN**

Adequate sanitary sewer is available for connection into the existing MCES Gravity Sewer on the west side of the site. A stub is provided in the northeast corner of the Indian Blvd S and Keats Ave S intersection. Watermain for the site will be served by two connections on the west side of the site. One connection will be in the Keats Ave S and Indian Blvd S intersection and the other will be in the 77<sup>th</sup> St S and Keats Ave S intersection.

## **STORMWATER MANAGEMENT**

The site will comply with all applicable requirements of the City of Cottage Grove stormwater management plan. The stormwater plan is to have four stormwater management basins on site with the ultimate discharge to SWWD storm line running through the site.

## **WETLANDS**

A Wetland Report completed by Kjolhaug, dated January 24<sup>th</sup>, 2025, identified no Wetlands on the site.

## **TREE PRESERVATION AND LANDSCAPING**

Trees are generally located near the existing home, in a small woodland area near the future water tower and along the north end of the east property boundary, which amounts to 3,907 caliper inches. Trees surrounding the

existing home and east boundary will be impacted as a result of site grading and total 2,805 caliper inches, which will require 1,102 caliper inches of tree replacement. The current landscape plan proposes 2,485 caliper inches of tree replacement, which complies with the City of Cottage Grove Tree Preservation code.

### **HOMEOWNERS ASSOCIATION AND ARCHITECTURAL GUIDELINES**

To ensure a visually appealing neighborhood, Ravara Trails will establish a Master Homeowners Association (HOA) that will enforce architectural guidelines promoting diversity and visual interest among homes. These guidelines include tracking mechanisms to prevent monotony and ensure varied styles, materials, and colors.

The HOA will also ensure the long-term upkeep of common community amenities to preserve their superior quality and attractiveness. This includes overseeing the proposed entrance monument and cluster mailbox units.

The HOA will oversee a review and approval process for all designs, aiming to maintain a vibrant streetscape and uphold high aesthetic standards. We believe this approach will enhance our community and contribute positively to Cottage Grove’s architectural landscape.

### **BUILDER INFORMATION**

Twin Cities Land Development anticipates partnering with multiple builders for this community including Creative Homes and Robert Thomas Homes. Townhome construction will likely be divided among builders based on product type. One to three builders are expected to handle the single-family homes.

### **CONCEPTUAL, ARCHITECTURAL ELEVATIONS**

The architectural renderings we are sharing below serve as representative examples to illustrate the general dimensions and massing of the homes that could potentially be constructed on the proposed lot sizes. These renderings are intended to provide a visual reference to help stakeholders understand the possible spatial characteristics of the homes within the Ravara Trails community.

It’s important to note that specific architectural designed tailored for Ravara Trails will be developed and submitted for city review and approval as part of the final application process. Future final designs will ensure compliance with the City’s regulations and reflect the unique character envisioned for this community.

**CONCEPTUAL DESIGN PRECEDENTS – 22’ URBAN TOWNHOMES – HOME ENTRANCE ON ONE SIDE, GARAGE ON OTHER SIDE**



**CONCEPTUAL DESIGN PRECEDENTS – SUBURBAN TOWNHOME – HOME ENTRANCE AND GARAGE ENTRANCE ON THE SAME SIDE.**



**CONCEPTUAL DESIGN PRECEDENTS – 40’ LOTS, SINGLE FAMILY**



**CONCEPTUAL DESIGN PRECEDENTS – 65’ LOTS, SINGLE FAMILY**



**CONCLUSION**

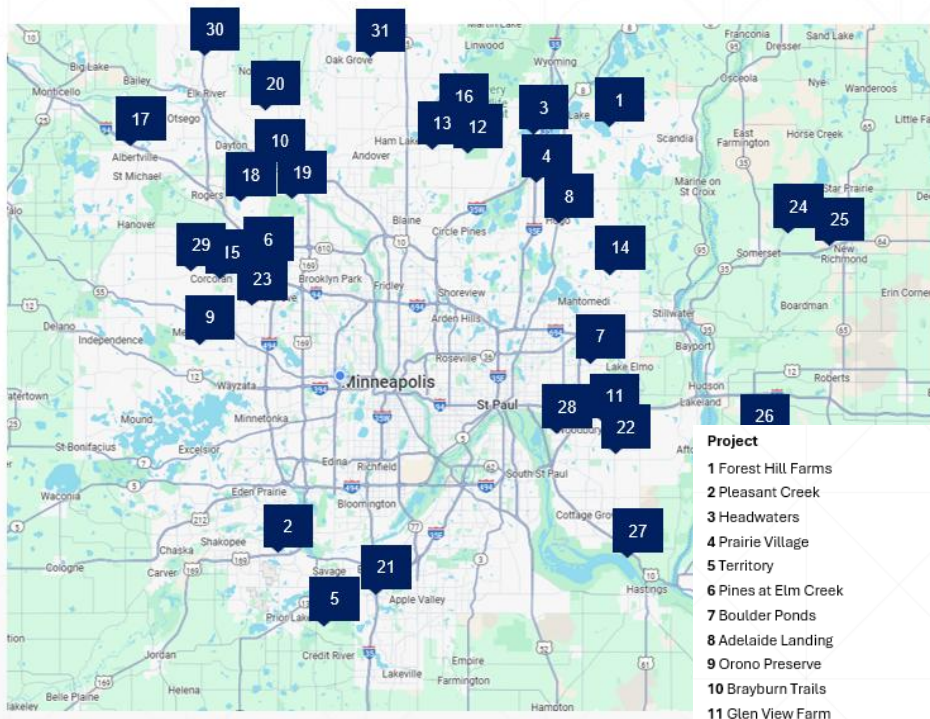
Twin Cities Land Development is pleased to submit the Preliminary Plat, Planned Unit Development (PUD), Rezoning, and Minor Subdivision application for the Ravara Trails project. We believe the proposed site plan is consistent with the goals and long-term vision of the City of Cottage Grove. We look forward to delivering a high-quality residential development and respectfully request approval of these applications to advance Ravara Trails to the mass grading stage.

## ABOUT US

The TCLD team has experience in every facet of Twin Cities real estate development, investment, and management. The project team has developed thousands of single-family and multi-family lots, establishing itself as the most prominent local lot developer in the Twin Cities.

As a trusted residential developer, our track record speaks for itself. Over the years, we have successfully brought numerous projects to life, earning a reputation for integrity, reliability, and exceptional results. Our diverse portfolio showcases our ability to adapt to evolving market trends and deliver projects that stand the test of time.

## LOCAL DEVELOPMENT EXPERIENCE



Project	Lots	City	Status
1 Forest Hill Farms	35	Forest Lake	Completed
2 Pleasant Creek	44	Prior Lake	Completed
3 Headwaters	54	Forest Lake	Completed
4 Prairie Village	70	Hugo	Completed
5 Territory	25	Prior Lake	Completed
6 Pines at Elm Creek	58	Plymouth	Completed
7 Boulder Ponds	99	Lake Elmo	Completed
8 Adelaide Landing	331	Hugo	Completed
9 Orono Preserve	39	Orono	Completed
10 Brayburn Trails	256	Dayton	Completed
11 Glen View Farm	141	Woodbury	Completed
12 Oakwood Ponds	210	Blaine	Active
13 Mill Pond	93	Blaine	Active
14 Gateway	16	Grant	Completed
15 Woods of Medina	16	Medina	Completed
16 Lexington Waters	272	Blaine	Active
17 Anton Village	335	St. Michael	Active
18 Evanswood	365	Maple Grove	Active
19 Brayburn Trails East	146	Dayton	Active
20 Trott Brook Crossing	275	Ramsey	Active
21 Ritter Meadows	255	Lakeville	Active
22 Aster Landing	25	Woodbury	Completed
23 Edgewater	59	Maple Grove	Completed
24 Gloverdale	600	New Richmond, WI	Active
25 Meadow Crossing	94	New Richmond, WI	Active
26 Oak Hill	110	River Falls, WI	Active
27 Heritage Ridge	40	Hastings	Active
28 Cherrywood/Meadow	144	Newport/Woodbury	Active
29 Brindle Path	35	Medina	Active
30 Meadowsweet Bend	104	Elk River	Active
31 Aspen Glenn	39	Oak Grove	Active

## DEVELOPMENT TEAM

Developer/Contract Buyer: TCLD Land Holdings, LLC  
4800 Olson Memorial Highway, Suite 100  
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Legal: Mark Radke  
[mradke@felhaber.com](mailto:mradke@felhaber.com)

# STAFF REPORT CASE: TA2026-009

ITEM: 6.C

PUBLIC MEETING DATE: 3/23/26

TENTATIVE COUNCIL REVIEW DATE: 4/15/26

## APPLICATION

APPLICANT: City of Cottage Grove

REQUEST: Zoning text amendments to the City's Zoning Code (Title 11).

## SITE DATA

LOCATION: N/A

ZONING: N/A

GUIDED LAND USE: N/A

LAND USE OF ADJACENT PROPERTIES: CURRENT GUIDED

NORTH:

EAST:

SOUTH: N/A

WEST:

SIZE:

DENSITY:

## RECOMMENDATION

Approval.



## COTTAGE GROVE PLANNING DIVISION

Planning Staff Contact: Samantha Pierret, Senior Planner; 651-458-2825; [spierret@cottagegrovemn.gov](mailto:spierret@cottagegrovemn.gov)

Application Accepted: N/A 60-Day Review Deadline: N/A

**Planning Staff Report**  
**Zoning Code Amendments Update**  
**Planning Case No. TA2026-009**  
**March 23, 2026**

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## **Proposal**

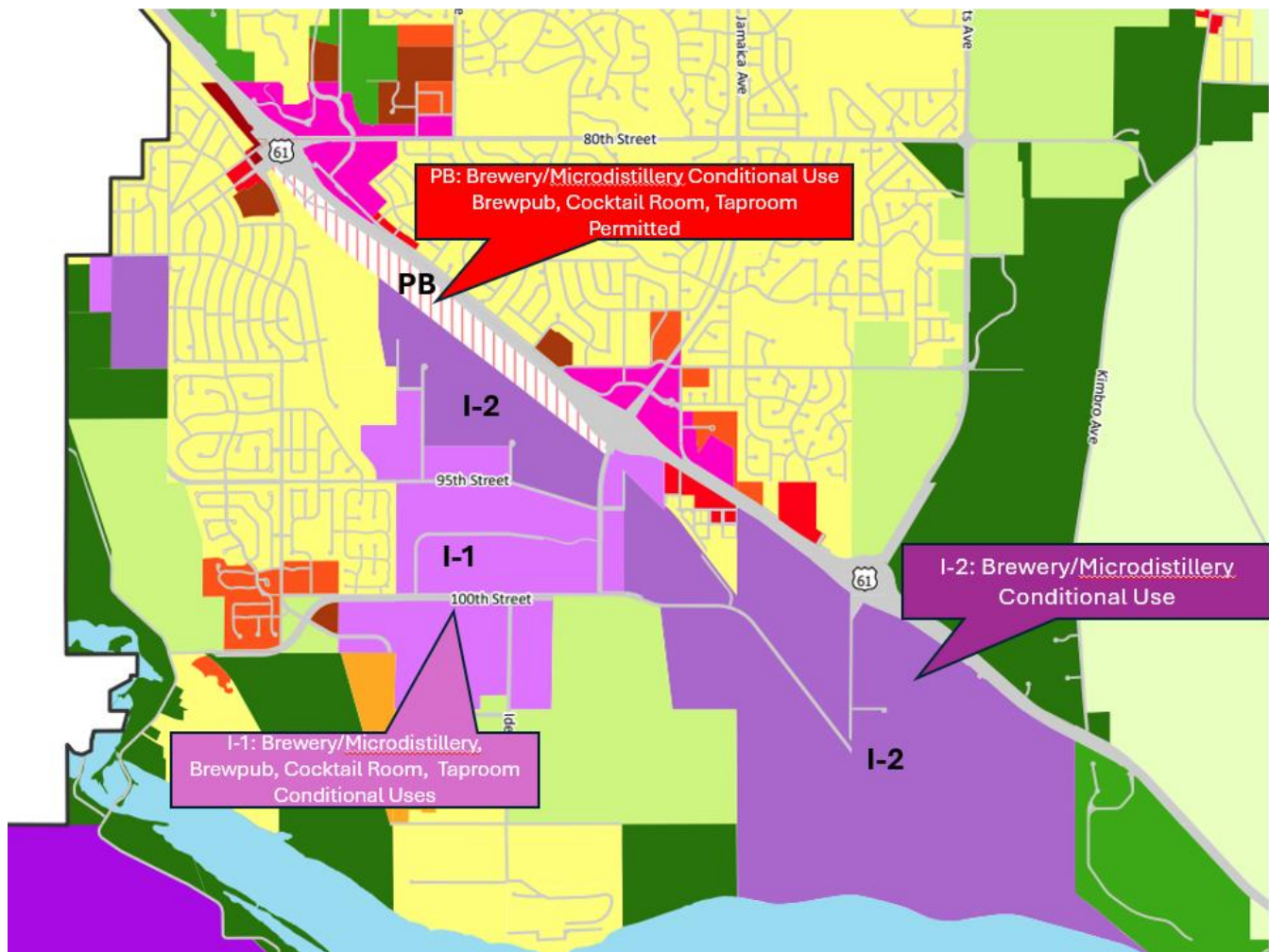
The City of Cottage Grove is requesting to amend sections of City Code Title 11, Zoning Regulations.

## **Background**

At its December 15, 2022, meeting, the City Council adopted an entirely revised zoning code. The new zoning code has been implemented since December 2022; since then, planning staff has identified and is proposing several minor text amendments to ensure clarity in interpretation. The majority of the proposed amendments are administrative, including the correction of grammar or spelling errors; however, the more impactful proposed amendments are listed below for review and discussion.

1. Add definitions for Brewery and Taproom and move definitions for Brewpub, Microdistillery, and Cocktail Room from Historic Conditional Use Permit section to Definitions section. All definitions will be based on state statutes.
  - 11-8-2: Allow Breweries and Microdistilleries as conditional uses in the Planned-Business District. Allow Brewpubs, Cocktail Rooms, and Taprooms as permitted uses in the Planned Business District.
  - 11-9-2: Allow Breweries and Microdistilleries as conditional uses in the I-1 and I-2 Districts. Allow Brewpubs, Cocktail Rooms, and Taprooms as conditional uses in the I-1 District.

**Finding:** Currently breweries and distilleries are only allowed as a conditional use in the I-1 district and are permitted in the I-2 district. These terms are undefined in the Code. There may be interest in opening brewpub, brewery, or distillery establishments in the Industrial district; however, these terms must be defined. Brewpubs and cocktail rooms should be allowed outside of historic properties to be combined with a brewery or microdistillery. Brewpubs, Taprooms, and Cocktail Rooms incorporate a restaurant component. Restaurants without drive-up windows are permitted uses in all Business Districts.

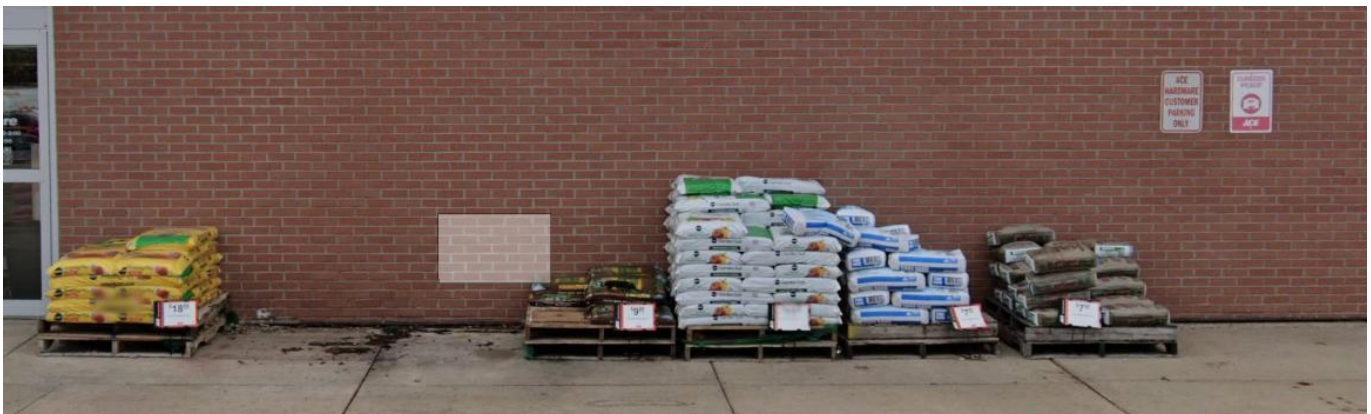


2. Amend definitions and permitting processes for Temporary Accessory Outdoor Sales (fireworks, garden centers, Christmas trees, etc. in a tent or other temporary structure on the premises) and Outdoor Sales Displays (flowers, softener salt, mulch, etc. against the principal building). Temporary Accessory Outdoor Sales would continue to be permitted via Administrative Conditional Use Permit. Outdoor Sales Displays would be allowed as an Accessory Use in all business districts.
  - 11-1-3: Add definition *Temporary Accessory Outdoor Sales*. This term was already used in the Code but was undefined.
  - 11-1-3: Amend definition for Outdoor Seasonal Sales to Outdoor Sales Displays. These are more permanent sales displays such as softener salt, firewood, or mulch up against the principal building.
  - 11-4-17: Change title of section to Outdoor Sales Displays. All of the performance standards will stay the same.
  - Add new Title 11-4-19, Temporary Accessory Outdoor Sales. Add performance standards including maximum square footage and setbacks.

**Finding:** There is a difference between outdoor sales that take place year-round on a property versus temporary sale events in parking lots such as nurseries or fireworks and these differences should be found in the code.



**Outdoor Sales Display – Accessory Use**



**Outdoor Sales Display – Accessory Use**



**Temporary Accessory Outdoor Sales**



**Temporary Accessory Outdoor Sales**

3. 11-3-4H: Add parking requirements for retail centers. A definition will be added for retail centers, which are commercial areas containing one or more retail, office, and/or restaurant establishments within a connected structure with a separate exterior or internal entrance serving each establishment.
  - One parking space per 200 square feet of the retail center shall be required.

**Finding:** It is not practical to determine parking requirements for retail centers based on individual uses, particularly if a use changes. The proposed language would require a number of spaces based on the total square footage of the building that will not change as uses come and go.

4. 11-3-5: Amend accessory building height to be no more than two feet taller than the principal structure or maximum accessory building height, whichever is greater.

**Finding:** Dwellings in the Thompson Grove neighborhoods were constructed as one-story ramblers to 13 or 14 feet in height. When the maximum accessory building height is limited to the height of the principal structure, property owners in these neighborhoods are limited and unable to construct garages tall enough to store boats, RVs, or add an unfinished attic/loft area for additional storage. By allowing an extra two feet of height, property owners have better opportunity to store their items indoors, while not being detrimental to the aesthetics of the property when viewed from the road. Various examples are shown below.



**Approx. 15' Tall Accessory Building – Approx. 14' Tall House**



**17'10" Tall Accessory Building – Approx. 14' Tall Home**



**Approx. 14.5' Tall Accessory Building – Approx. 14' Tall House**

5. 11-3-12B(3): Add clarification for clear view triangle obstructions. The clear view triangle is measured from where the impacted property line and corner side property line intersect

and measured back 10 feet along both property lines. No fences, structures, or plant materials over 30 inches in height will be allowed in the clear view triangle, and the city shall have the authority to order removal of vision obstructions located within the clear view triangle.



**Clear View Triangle Examples**

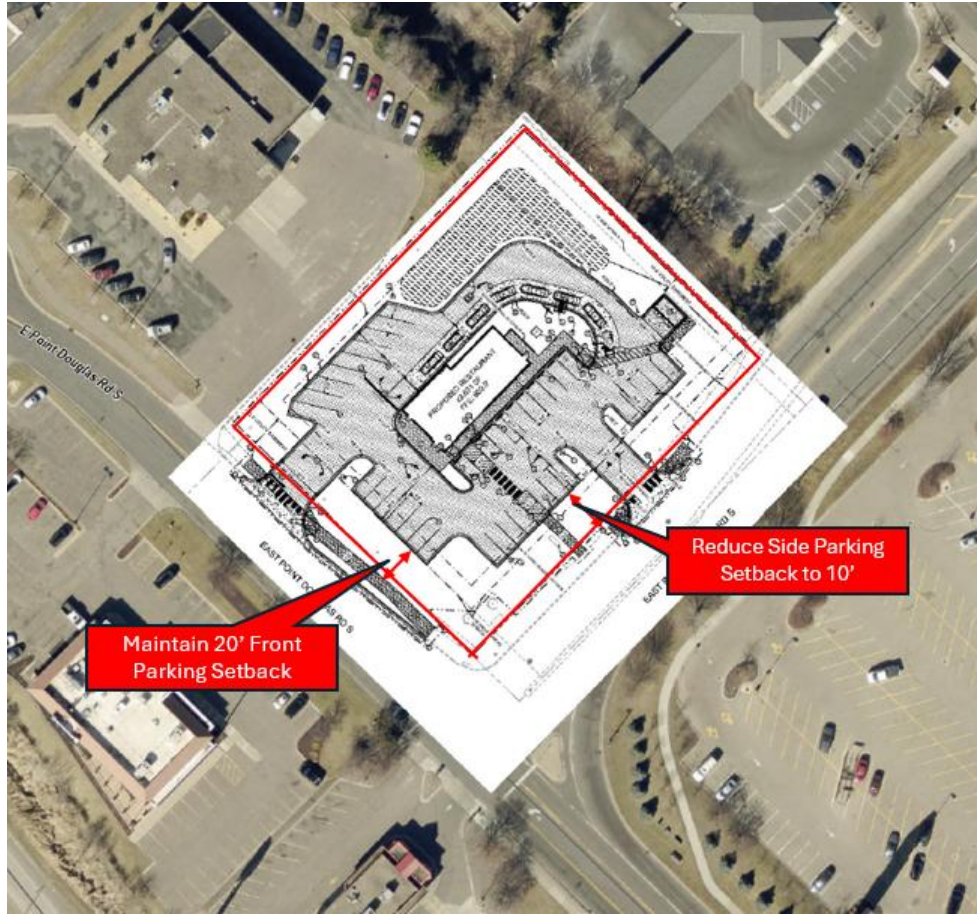
**Finding:** Fences and plantings can obstruct pedestrian crosswalks and intersections for vehicles. There is not clarity in the Code specifying that vegetation over 30 inches is not permitted in the clear view triangle nor that the City may order removal.



6. 11-7-4: Lower minimum lot width in R-4, Transitional Residential Zoning District, to 40 feet and amend side yard setbacks for 40-to-44-foot-wide lots to 5 feet for the dwelling and 5 feet for garage side. Lots 45 feet or greater lots shall maintain the existing 7.5-foot house side yard setback and 5-foot garage side.

**Finding:** As density requirements increase per the Met Council, narrower lots are often proposed by developers. Multiple developments in the City have been approved with 40-foot-wide lots and reduced side yard setbacks via PUD (Mississippi Landing, Settler’s Bluff, proposed Ravara Trails).

- 7. 11-3-4: Amend parking lot setbacks in Mixed Use and Commercial Districts to 10 feet from front yard property line or side yard abutting the right-of-way on corner lots while maintaining a 20-foot setback from the second right-of-way and when adjacent to residential districts.



Panera Site

**Finding:** Code standards ensure parking lots within Mixed Use and Commercial districts are located behind a structure and pushed back from the right-of-way. With future redevelopment opportunities within the community, a 10-foot setback from one right-of-way for lots with two right-of-way frontages will allow for efficient site design and layout.

**Public Hearing Notices**

The public hearing notice was published in the St. Paul Pioneer Press on March 11, 2026.

**Recommendation**

That the Planning Commission recommend that the City Council approve the amendments to City Code Title 11, Zoning Regulations.

Prepared by:  
Samantha Pierret, AICP  
Senior Planner

Attachment:  
Redline City Code Title 11, Zoning Code

§ 11-1-3: RULES OF CONSTRUCTION; DEFINITIONS:

A. Rules of Construction: The language set forth in the text of this Title shall be interpreted in accordance with the following rules of construction:

1. The word “shall” is mandatory and not discretionary; the word “may” is permissive.
2. The word “lot” shall mean a buildable and properly zoned lot, unless otherwise defined herein and shall include the words “piece”, “plot”, and “parcel”.
3. The phrase “used for” shall include the phrases “arranged for”, “designed for”, “intended for”, “maintained for” and “occupied for”.

B. Definitions: The following words, terms, and phrases when used in this Title shall have the meaning ascribed to them in this Title except where the context clearly indicates a different meaning:

**BASEMENT:** Any area of a structure, including crawl spaces, having its floor or base subgrade (below ground level) on all four (4) sides, regardless of the depth of excavation below ground level.

**BREWERY:** A facility that produces beer, ale or other beverages made from malt by fermentation and containing not less than 0.5% alcohol by volume. A brewery may include a taproom.

**BREW PUB:** A brewer who also holds one or more retail on-sale license and who manufactures fewer than 3,500 barrels of malt liquor in a year, at any one licensed premises, the entire production of which is solely for consumption on tap on any licensed premises owned by the brewer

**BRICK:** A unit of building material that is made of clay or shale and subjected to heat treatment at elevated temperatures through a firing process. Brick used as an exterior wall surface finish must meet all of the requirements for anchored veneer as proscribed by the Uniform Building Code.

**CATERING:** An establishment that prepares food for off-site consumption.

**CEMETERY:** A parcel or tract of land used or intended to be used as the final resting place of the dead, including burial grounds, and mausoleums.

**CITY COUNCIL:** The City Council of the City of Cottage Grove, Minnesota.

**CLUB OR LODGE:** A nonprofit association of persons who are bona fide members, paying annual dues. The use of the premises is restricted to members and their guests. It shall be permissible to serve food and meals on such premises; provided, that adequate dining room space and kitchen facilities are available. Serving of alcoholic beverages to members and their guests shall be allowed; provided, that such serving is secondary and incidental to the operation of the dining room for the purpose of serving food and meals; and provided

further, that such serving of alcoholic beverages is in compliance with the applicable federal, state and municipal laws.

COCKTAIL ROOM: Establishment on the premises of or adjacent to one microdistillery location owned by the distiller for the on-sale of distilled liquor produced by the distiller.

MEDICAL USES: Those uses concerned with the diagnosis, treatment and care of human beings. These include hospitals, dental services, medical services or clinics.

METROPOLITAN URBAN SERVICE AREA (MUSA): The area where public utilities including sewer and water are available and is identified in the City's Comprehensive Plan.

MICRODISTILLERY: A facility that produces not more than 40,000 proof gallons of distilled spirits in a calendar year as regulated by Minnesota statutes, as may be amended.

MONOPOLE TOWER: A tower constructed of tapered tubes that fit together symmetrically and are stacked one (1) section on top of another and bolted to a concrete foundation without support cables.

OPEN SALES LOT: Land devoted to the display of goods for sale, rent, lease or trade, where such goods are not enclosed within a building.

~~—OUTDOOR SEASONAL SALES: A short-term outdoor display and/or sale of seasonal products such as the following: Christmas trees, nursery products and horticulture products (fruits, vegetables, flowers, shrubs and the like).~~

OUTDOOR SALES DISPLAYS: An outdoor display and/or sale of merchandise accessory to the principal use including sales of the following: Christmas trees, nursery products and horticulture products (fruits, vegetables, flowers, shrubs and the like), firewood, softener salt, or mulch.

PARKING GARAGE: A structure, building or portion thereof designed and utilized for the temporary storage of motor vehicles

RESTAURANT: An establishment open to the public where food and or drink is prepared and offered to the public. To be considered a restaurant, at least fifty percent (50%) of the seating shall be available to the public during hours of operation.

RETAIL CENTER: A commercial area containing one or more retail, office, and/or restaurant establishments within a connected structure with a separate exterior or interior entrance serving each establishment.

RETAIL SHOPPING STORES: An establishment primarily engaged in the sale or rental of goods and the provision of services directly to the consumer, excluding those uses defined more specifically in this code.

RETAINING WALL: A structure utilized to hold a slope in a position in which it would not naturally remain.

RIVERFRONT: Every lot or parcel of land which is immediately adjacent to the Mississippi River.

SUBSTATION: Any utility structure other than lines, pipelines, holes or towers.

TAPROOM: An area for the on sale consumption of malt liquor produced by the brewer for consumption on the premises of a brewery or an abutting property in common ownership of the brewer, which may include sales of malt liquor produced and packaged at the brewery for off-premises consumption as allowed by Minnesota statutes, as may be amended.

TEMPORARY ACCESSORY OUTDOOR SALES: A short-term (three months or less) outdoor display and/or sale of seasonal products such as the following: Christmas trees, nursery products and horticulture products (fruits, vegetables, flowers, shrubs and the like), and fireworks.

§ 11-2-18: HISTORIC PROPERTIES CONDITIONAL USE PERMITS:

A. Definitions: The following words, terms, and phrases when used in this Title shall have the meaning ascribed to them in this Section except where the context clearly indicates a different meaning. Where definitions differ from other sections of the City Code, the definition herein shall apply:

ADAPTIVE REUSE: The process of transforming a historic building or property into a new function while preserving its character and heritage.

ART GALLERY: A facility in which works of art are displayed and goods are not produced, sold, or repaired.

BED AND BREAKFAST: A place of lodging that:

1. Provides not more than four (4) rooms for rent to no more than 10 guests at a time;
2. Provides no meals, other than breakfast served to persons who rent rooms; and
3. Was originally built and occupied as, or was converted to, a single-family residence prior to being used as a place of lodging.

~~BREW PUB: A brewer who also holds one or more retail on-sale licenses and who manufactures fewer than 3,500 barrels of malt liquor in a year, at any one licensed premises, the entire production of which is solely for consumption on tap on any licensed premises owned by the brewer.~~

~~COCKTAIL ROOM: Establishment on the premises of or adjacent to one (1) microdistillery location owned by a distiller for the on-sale of distilled liquor produced by the distiller.~~

LIMITED RETAIL ESTABLISHMENT: An establishment that sells goods directly to the consumer. Limited retail shall include but is not limited to bakeries, cafes, delicatessens, ice cream parlors, and craft boutiques.

MEETING/CONFERENCE FACILITY: A facility for public or private meetings consisting of one or more meeting or multi-purpose rooms.

~~—MICRODISTILLERY: A facility that produces not more than forty thousand (40,000) proof gallons of distilled spirits in a calendar year as regulated by Minnesota statutes, as may be amended.~~

MUSEUM: A facility in which objects of historical, scientific, artistic, or cultural interest and significance are stored and exhibited.

OFFICE: A facility in which the handling of information or the performing of administrative services is conducted; including services provided to persons both on site and off site on a walk-in or appointment basis and where goods are not produced, sold, or repaired.

#### § 11-3-3: HEIGHT LIMIT MODIFICATIONS:

A. Scope. The requirements and regulations specified in this Title shall be subject to the provisions of this Section.

B. Increases in height limits:

1. Height limitations set forth elsewhere in this Title shall be increased up to fifty percent (50%) when applied to the following structures:

- a. Church spires.
- b. Belfries.
- c. Cupolas and domes which do not contain usable space.
- d. Monuments.
- e. Flagpoles.
- f. Smokestacks.
- g. Parapet walls extending not more than three feet (3') above the limiting height of the building.
- h. Elevator penthouses.

2. Height limitations set forth elsewhere in this Title shall be increased up to seventy-five percent (75%) when applied to the following structures:

- a. Water towers.
- b. Fire and hose towers.
- c. Cooling towers.

3. Height limitations set forth elsewhere in this Title shall not apply to water towers owned by the City

§ 11-3-4: OFF-STREET PARKING AND LOADING:

E. Location of parking facilities. Required off street parking must be on the same lot as is the principal building and must meet the following setback requirements.

1. Corner lots. May not be located within any yard area abutting a street on a corner lot.
2. Single family lots. Must comply with minimum setback requirements for accessory structures.

a. On corner lots the driveway must be setback a minimum of 10 feet from the side yard property line.

3. Access drives, drive aisles, and parking spaces for religious institutions, schools, public parking lots, parks, and municipal facilities must be set back thirty feet (30') from the front, side, and rear property lines.

a. Exception. Where a joint driveway or access point serving more than one (1) property will provide better and safer traffic circulation.

4. Within all business zoning districts, off street parking spaces, drive aisles and/or garages shall be located in areas other than a required yard.

a. Exception. Parking may be located ~~in a rear yard to~~ within ten feet (10') of the rear or side lot line. On corner lots, parking may be located ten feet (10') from the front yard property line or a side yard property line abutting a right of way. Parking abutting the other right of way line may be within twenty feet (20') of the right of way line. Parking may be located ~~and in the front yard within twenty feet (20') of front yard lot line or adjacent to a public right of way or~~ of a residential district.

5. Within all industrial zoning districts, off street parking spaces, drive aisles, and truck staging areas must be at least twenty feet (20') from any street right of way line, and at least ten feet (10') from any interior side or rear lot line.

a. Exception. When a side or rear lot line abuts a residential district, off street parking must be at least one hundred feet (100') from such lot lines.

I. Required Off-Street Parking. The following minimum areas shall be provided and maintained by ownership, easement or lease, for and during the life of the respective uses set forth below.

Auto repair	3 spaces per auto bay, plus 1 space for each employee.
Banks and financial services	1 space for each 250 square feet of floor area.
Boat and marine sales	4 spaces, plus 1 space for each 500 square feet of floor area over the first 1,000 square feet.
Community, activity, and cultural centers, post offices,	1 space per maximum capacity of patrons, plus 1 space for every employee

commercial recreation facilities (indoor and outdoor), museums and art galleries	
Funeral homes and mortuaries	1 space per 3 seats based upon design capacity of assembly area, plus 1 space for every 2 employees plus 1 space per company vehicle. Notwithstanding the above, a minimum of 10 parking spaces shall be provided.
Hospitals	2 spaces for each patient bed.
Hotels and motels	1 space per sleeping unit, plus one space per day shift employee plus one space for each 40 square feet devoted to meeting or banquet rooms.
Libraries	1 space for each 300 square feet of floor area.
Manufacturing, fabricating and processing	4 spaces, plus 1 space for each 400 square feet of floor area.
Motor fuel stations and motor fuel station convenience stores	4 spaces plus 2 spaces for each service stall. Those facilities designed for sale of additional items other than strictly automobile products, parts or service shall be required to provide additional parking in compliance with other applicable Zoning Code Sections
Multiple-family dwellings	1.6 spaces per dwelling unit in the multi-family residential districts. Additional spaces for visitor parking shall be provided based on the development characteristics and anticipated demand for visitor spaces as determined by the City.
Day Care Facilities (child and/or adult)	1 space for each 6 individuals of licensed capacity.
Office including clinics for human care	1 space for each 250 square feet of floor area for the first 100,000 square feet, plus 1 space for each 350 square feet of floor area thereafter.
Open sales lots	1 space for each 2,000 square feet of land up to the first 8,000 square feet, plus 1 space for each 4,000 square feet of land up to a parcel of 24,000 square feet, plus 1 space for each 6,000 square feet thereafter.
Places of Assembly (Places of Worship, Conference Centers, Theaters, Auditoriums)	1 space for 4 seats, based on the design capacity of the main assembly hall.
Restaurants	1 space for each 3 seats, based on capacity design or where there is no design layout, 1 space for each 50 square feet of floor area, <del>whichever is greater</del> , plus employee parking.

Restaurants; drive-in or convenience food	1 space for each 3 seats based on capacity design, plus employee parking. 6 spaces of stacking of a drive-thru facility.
Retail	1 space for each 200 square feet of floor area.
<u>Retail Centers</u>	<u>1 per 200 square feet of floor area per tenant space</u>
Schools, elementary and junior high	<del>3</del> 4 spaces for each classroom, plus 1 additional space for each 100-student capacity.
Schools, post-secondary	1 space for each 10 students, based on design capacity, plus 1 additional space for each 2 classrooms.
Self-service passenger vehicle car wash	2 spaces per bay.
Senior citizen housing (dependent)	1 space for each 6 beds for which accommodations are offered, plus 1 additional space for each 15 beds, plus 1 space per employee.
Senior citizen housing (independent)	1.5 parking spaces for each unit.
Single-family dwellings	2 spaces for each dwelling unit. A garage may fulfill this requirement. However, a building permit shall not be granted to convert a garage to living space unless other acceptable provisions are made to provide the required parking space.
Theaters, ball fields, stadiums, ice rinks and arenas	1 space for each 3 seats of design capacity.
Two-family dwellings	2 spaces per dwelling unit, but not more than one 2-car garage per dwelling unit.
Wholesale business, storage and warehouse establishment	1 space for each 2,000 square feet of floor area for any building used solely in a storage capacity. For mixed use building where storage and warehousing is an incidental use to other activity, required parking spaces shall be based upon the specific requirements for each use appearing in this Section.
Vet Clinics and Kennels	5 spaces plus 1 space for each 500 square feet of floor area over 1,000 square feet.
Uses not specifically noted	Parking space requirements shall be determined by, but not limited to, characteristics for the most similar use.

(amd. Ord. 1081, 5-1-2024; Ord. 1100, 4-16-2025)

§ 11-3-5: ACCESSORY STRUCTURES:

In all zoning districts, accessory structures shall be subject to the following performance standards.

A. Construction:

1. ~~Structures are prohibited from being taller than the principal structure.~~ Structures shall not be more than two feet taller than the principal structure or meet the maximum accessory building height, whichever is less.

§ 11-3-12: LANDSCAPING:

B. Minimum landscape requirements.

2. Groundcover. Commercial, industrial or residential sites. Back of curb to rear of lot line shall be sodded.

a. Exceptions.

(1) Properties within rural residential or agricultural zoning districts may be seeded.

(2) On sites of five (5) acres or more, the City Staff may approve plantings of native prairie grasses and wildflowers in front yards, or side and rear yards adjacent to a public roadway. A long-term maintenance strategy shall be provided for approval by City Staff.

(3) The area of storm ponds and 20 feet beyond the high water level may be seeded.

3. Clearview triangle: placement of plant materials shall conform to the following:

a. Visibility from any street shall be unobstructed from any fences, structures, or plant materials within the clear view triangle and shall not exceed 30 inches in height (30") at maturity. The Clearview triangle shall be measured from where the impacted property line and the corner side property line intersect and measured back ten feet (10') along both property lines. Those points are then connected with a straight line.

b. The city shall have the authority to order the removal of vision obstructions located within the clearview triangle.

§ 11-4-17: OUTDOOR SALES DISPLAYS: ~~TEMPORARY ACCESSORY OUTDOOR SALES:~~

Outside merchandise display and storage or equipment may be displayed and offered for sale, rental or lease outside the building providing that:

A. The merchandise or equipment are adjacent to and project no farther than five feet (5') from the primary building.

B. Where sidewalks are present, a minimum access width of four feet (4') must be provided.

C. Outside display area is limited to a maximum of one hundred fifty (150) square feet of area and shall not extend beyond the building frontage.

D. Outside display to be maintained in an orderly and attractive manner that does not detract from the image of the community or adjacent businesses.

E. Outside display should be a general representation of the products sold or rented on site, not a storage area for inventory on pallets.

#### § 11-4-18: CANNABIS USES AND LOWER-POTENCY HEMP EDIBLE USES:

C. Definitions: Unless otherwise noted in this section, words, terms, and phrases found in the definitions of Minnesota Statutes Section 342.01, or as amended, apply, unless otherwise noted or except where the context clearly indicates a different meaning. In addition, the following definitions apply:

CANNABIS BUSINESS: Any of the following businesses:

- a. Cannabis microbusiness;
- b. Cannabis mezzobusiness;
- c. Cannabis cultivator;
- d. Cannabis manufacturer;
- e. Cannabis retailer;
- f. Cannabis wholesaler;
- g. Cannabis transporter;
- h. Cannabis testing facility;
- i. Cannabis event organizer;
- j. Cannabis delivery service;
- k. Lower-potency hemp edible manufacturing;
- l. Lower-potency hemp edible retailer;
- m. Lower-potency hemp edible warehouse; or
- ~~m.~~ n. Medical cannabis combination business.

#### § 11-4-18: TEMPORARY ACCESSORY OUTDOOR SALES:

Outside merchandise, display, and storage of equipment temporarily offered for sale, rental, or lease outside the principal building provided that:

- A. The merchandise or equipment are located on the same property as the principal building.
- B. Outside display area may include a tent or other temporary covering. The sales area shall be limited to a maximum of 5,000 square feet and shall not extend beyond the front property lines.
- C. Temporary accessory outdoor sales areas shall be maintained in an orderly and attractive manner that does not detract from the image of the community or adjacent businesses.
- D. Temporary accessory outdoor sales shall be a general representation of the products sold or rented on site, not a storage area for inventory on pallets.

§ 11-7-4: R-4 TRANSITIONAL RESIDENTIAL ZONING DISTRICT:

F. Development Standards:

1. Single-Family Detached Dwellings: The following minimum requirements shall be observed, subject to the additional requirements, exceptions and modifications as set forth in this Title:

Lot width	45 <del>45</del> <u>40</u> feet
Lot depth	120 feet
Front yard	25 feet
Rear yard	30 feet
Side yard, <u>Lots 40-44.9 feet wide</u>	<del>7.5</del> <u>5</u> feet
<u>Side yard, Lots 45 feet wide and over</u>	<u>7.5 feet</u>
Side yard, garage	5 feet
Corner yard	20 feet
Maximum structure height	35 feet
Maximum impervious surface coverage	50%

§ 11-8-2: PERMITTED, CONDITIONAL, ACCESSORY, ADMINISTRATIVE AND INTERIM USES:

C. Use Table:

USE TYPE	B-1	B-2	B-3	P-B	M-U
USE TYPE	B-1	B-2	B-3	P-B	M-U
Accessory uses or retail sales which are customarily incidental and clearly subordinate to the primary use within the principal structure	A	A	A	A	A

Adult uses				P	
Apartments / condominiums					P
Apartments with Commercial					C
Automated car wash as an accessory use	A	A	A	A	A
Automobile car wash (drive- through, mechanical and self-service)		C	C	C	C
Automobile Repair-Major				C	
Automobile Repair-Minor			C	C	C
Automotive, motorcycle, trailer, recreation vehicles, boats and/or farm equipment establishments for display, hire, service, rental, leasing and/or sales conducted outside a building, provided servicing is conducted within a building.			C	C	
Banks and other financial institutions with a drive-up window	C	C	C	C	C
Banks and other financial institutions without drive-up window	P	P	P	P	P
Blacktop or crushing materials for roadway materials	I	I	I	I	
<u>Brewery</u>					<u>C</u>
<u>Brewpub</u>					<u>P</u>
<del>Cannabis or intoxicating CBD sales</del>			P	P	P
Cannabis retail			C	C	C
Catering establishment		P	P	P	
Cellular Antennas (attached to structures)		AC	AC	AC	AC
<u>Cocktail Room</u>					<u>P</u>
Commercial Recreation - Indoor		P	P	P	P
Commercial Recreation - Outdoor			C	C	
Community Center			C	C	C
<u>Construction and/or trades sales and service shops; with storage of equipment, supplies or materials inside a building</u>			<u>P</u>	<u>P</u>	
Dance and/or music studios	P	P	P	P	P
Daycare	C	C	C		P
Donation Drop Boxes		AC	AC	AC	AC
<del>Construction and/or trades sales and service shops; with storage of equipment, supplies or materials inside a building</del>			P	P	
Electric Car Charging Station	AC	AC	AC	AC	AC
Equipment rental, inside a building (no outdoor display)		P	P	P	P
Equipment rental with outside storage			C	C	

Essential service structures, including, but not limited to, buildings such as telephone stations, booster or pressure stations, elevated tanks, lift stations and electric power substations	AC	AC	AC	AC	AC
Event Center			C	C	C
Farmers' market	I	I	I	I	I
Funeral homes	P	P	P		P
Furniture and upholstery repair refinish shops			P	P	
Garden Centers and nurseries			C	C	
Greenhouse (seasonal)		I	I	I	I
Hotel, motel		C	C	C	C
Lower-potency hemp edible retail beverages (associated with on-sale or off-sale liquor)	AC	AC	AC	AC	AC
Lower-potency hemp edible retail (not associated with on-sale or off-sale liquor)			C	C	C
<u>Lower-potency hemp edible wholesale</u>			<u>C</u>	<u>C</u>	<u>C</u>
Manufacturing, compounding, assembly, and packaging inside a building				P	
Medical and/or dental clinics, hospitals	P	P	P	P	P
<u>Microdistillery</u>				<u>C</u>	
Motor fuel stations	C	C	C	C	C
Movie theater		P	P	P	P
Municipal and government buildings and structures, including police, fire, library, public works garages	C	C	C	C	C
Nursing homes, memory care, or retirement homes	C	C	C		C
Off street parking, storage garage, parking decks, parking ramps and buildings and loading areas when incidental and subordinate to any permitted use	A	A	A	A	A
Offices for administrative, executive, or professional services	P	P	P	P	P
Outdoor seating or dining	C	A	A	A	A
<u>Outdoor sales display</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
Park and ride facilities				C	
Pawnshop			C		
Personal Services (nail, massage, hair, tanning, etc)	P	P	P	P	P
Pet related care including dog daycare, boarding, veterinary clinics and grooming with outdoor use.			C	C	

Pet related care including veterinary clinics with no outdoor use.	P	P	P	P
Public parks	P	P	P	P
Public, parochial and private schools, trade and business schools, colleges and universities	C	C	C	C
Research and development including laboratories (i.e. medical, software, communications, scientific, etc.)	P	P	P	P
Restaurants, excluding a drive-up window	P	P	P	P
Restaurants, with drive-up window		C	C	C
Restaurants, with on-sale liquor	P	P	P	P
Retail uses	P	P	P	P
Self-storage facility				C
Showroom warehouse				P
Signs	A	A	A	A
Stockpiling of materials incidental to construction activities		I	I	I
<u>Taproom</u>				<u>P</u>
Tattoo and body piercing		P	P	P
Tax exempt lodges and clubs; provided, they are more than 75 feet from a residential district		C	C	C
Temporary accessory outdoor sales		AC	AC	AC
Temporary buildings for construction purposes for a period not to exceed the completion date of such construction	AC	AC	AC	AC
Wholesale businesses		P	P	P
Wholesale with no product on-site		C	C	C

§ 11-9-2: PERMITTED, CONDITIONAL, ACCESSORY, ADMINISTRATIVE AND INTERIM USES:

C. Use Table:

USE TYPE	I-1	I-2	I-3
USE TYPE	I-1	I-2	I-3
Agricultural	P	P	P
Automobile repair, painting, body work (inside the principal structure)	P	P	
Automotive sales - Indoor, no exterior storage	P	P	
Brewery/ <del>Distillery</del> / <del>Restaurant</del>	C	<u>C</u>	
<u>Brewpub</u>	<u>C</u>		

Buildings temporarily located for purposes of construction for the construction period only	AC	AC	AC
Cafeteria	A	A	
Cannabis manufacturing	C	C	
Cleaning and maintenance services including but not limited to carpet, laundry, furniture, upholstery, appliances, etc.)		C	
<u>Cocktail Room</u>	<u>C</u>		
Commercial production greenhouses	C	C	
Construction trades	P	P	
Cultivation (indoor or outdoor)	C	C	
Data center	C	C	
Essential services and buildings	P	P	P
Gas Station	C	C	
Gun and/or archery ranges (inside a structure)	P	P	
Gun and/or archery ranges (outdoors)		C	
Laboratories, research and development facilities	P	P	
<u>Lower-potency hemp edible warehouse and wholesale</u>	<u>C</u>	<u>C</u>	
Machine shops	P	P	
Manufacturing, production, testing or processing of cannabis, wholesale with product on-site, warehousing	C	C	
Manufacturing within an enclosed building (assembly & packaging)	P	P	
<u>Microdistillery</u>	<u>C</u>	<u>C</u>	
Mining and excavation			C
Municipal and government buildings	P	P	P
Offices	P	P	
Off street parking, storage garages and buildings and loading areas	A	A	
Outdoor parking of trucks and commercial vehicles	A	A	A
Outdoor screen storage incidental to principal use: up to 5,000 sq ft (P), over 5,000 sq ft (C)	P/C	P/C	P/C
Packaging/processing food products	C	C	
Parcel delivery services	P	P	

Pharmaceutical/Medical device manufacturing	C	P	
Power plants		C	
Public enclosed rental storages or garages	C	C	
Recreational facilities – Indoor	P		
<u>Restaurant</u>	<u>C</u>	<u>C</u>	
<u>Retail sales accessory to principal use</u>	<u>AC</u>	<u>AC</u>	<u>AC</u>
Sale showrooms	P		
Signs	A	A	A
Storage (inside the principal structure)	P	P	
Storage of crude oil, refined oil, alcohol and other liquids in outdoor aboveground storage tanks, incidental to the principal use and not for sale	A	A	A
<u>Taproom</u>	<u>C</u>		
Truck, service and maintenance stations (inside the principal structure)	C	C	
Veterinarian clinics (inside the principal structure) (P); with outdoor run (C)	P/C		
Vocation/technical schools	P	P	
Warehouses and distribution facilities	P	P	
Wastewater treatment facilities		C	



**COTTAGE GROVE PLANNING COMMISSION**  
**12800 Ravine Parkway South**  
**Cottage Grove, MN 55016**  
**COUNCIL CHAMBER - 7:00 P.M.**

**February 23, 2026**

The Regular Meeting of the Planning Commission was held in the Council Chamber and telecast on Local Government Cable Channel 16.

**1. CALL TO ORDER**

Brittain called the Planning Commission meeting to order at 7:00 p.m.

**2. ROLL CALL**

Schmitz called the roll: Pradeep Bhat-Here; Ken Brittain-Here; Jessica Fisher-Excused Absence; Evan Frazier-Excused Absence; Eric Knable-Excused Absence; John Stechmann-Here; Terrence Woodman-Here.

Members Absent: Jessica Fisher, Evan Frazier, Eric Knable

Staff Present: Emily Schmitz, Community Development Director; Samantha Pierret, Senior Planner; Max Erickson, Planner; Kelly Becker, Associate Planner; Paul Sponholz, City Engineer; Ryan Burfeind, Public Works Director; Justin Olsen, City Council Liaison.

**3. APPROVAL OF AGENDA**

***Stechmann made a motion to approve the agenda. Bhat seconded. The motion was approved unanimously (4-to-0 vote).***

**4. OPEN FORUM**

Brittain opened the Open Forum and asked if anyone wished to address the Planning Commission on any non-agenda item. No one spoke. Brittain closed the Open Forum.

**5. CHAIR'S EXPLANATION OF THE PUBLIC HEARING PROCESS**

Brittain explained the purpose of the Planning Commission, which serves in an advisory capacity to the City Council, and that the City Council makes all final decisions. In addition, he explained the process of conducting a Public Hearing and requested that any person wishing to speak should go to the podium and state their full name and address for the public record.

To be sure that everyone in attendance has a fair opportunity to be heard, while allowing the Planning Commission to complete the City's business, we will be observing a three-minute limit per speaker. As you approach the three-minute mark, Emily Schmitz, Community Development Director, will hold up a red card as a signal to wrap up your remarks. Once the bell sounds at the three-minute mark, we ask that you respectfully yield the floor to the next speaker. Upon completion of testimony, the hearing will be closed to public comment. The Planning Commission will then discuss and act on the matter.

**6. PUBLIC HEARINGS AND APPLICATIONS**

**A. New Life Church - Case SP2026-004**

**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.**

Becker summarized the staff report and recommended approval based on the findings of fact stipulated in the staff report.

Brittain asked if there were any questions for staff; none were asked. Brittain asked if the applicant would like to speak to the commission.

Dan Torgerson, 16934 Kamacite Street, Ramsey, MN, said I'm with Station 19 Architects, I'm just representing the owner, and I have nothing to add, but I'm available for questions or comments.

Brittain asked the commission if they had questions for the applicant.

Bhat asked what's a proof of parking stall? Are you going to pave it, or is it just going to be marked somehow? Torgerson replied the proof of parking really is just to show if we needed to add parking in the future, we are designating that area for that parking. So, we're kind of saying we will not build on this area so that we could provide parking if needed in the future. Bhat said thank you.

There were no further questions for the applicant, and Brittain thanked Torgerson.

Brittain opened the Public Hearing. No one spoke. Brittain closed the Public Hearing.

Brittain asked if there were any comments or further discussion by the commission.

Commissioner Stechmann said this seems pretty straightforward, and all T's have been crossed and I's have been dotted, so I see myself voting in favor of this.

Brittain asked if there were any further comments, none were made. Brittain said I'll look for a motion.

***Stechmann made a motion to approve the Site Plan for a 5,814 square-foot building addition to the New Life Church building subject to the conditions stipulated in the staff report. Woodman seconded. The motion was approved unanimously (4-to-0 vote).***

Brittain noted that item will on the March 4 meeting of the City Council.

**B. Panera - Cases SP2026-007 & CUP2026-007**

**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.**

Erickson summarized the staff report and recommended approval subject to the conditions stipulated in this staff report.

Brittain asked if there were any questions for staff.

Woodman asked regarding the sign that's being used: A) Is it lit? and B) Has the City approached Panera to say do you absolutely need that, can it be abandoned? Just based on the fact that we created that Code to try to shift away from having those. It doesn't feel like a necessity and we're trying to improve that look along 61. Erickson replied we have approached the applicant. This is a very highly-desired piece of the property to advertise to Highway 61. It's been part of the conversation, and we have talked to them, and they have proposed to remove the lower cabinet to reduce the overall square-footage design. Woodman asked and is that lit? Erickson replied it is lit.

Brittain asked if there were any additional questions for Erickson, and none were asked. Brittain asked if the applicant had anything they'd like to add.

Hello, Good Evening, my name is Mark Wilhoite, I'm a V.P. of Development of CA Commercial Development, out of Cincinnati, OH, 3805 Edwards Road, Suite 390. I also have Matt Langan, our Civil Engineer with Kimley Horn, in case we have any questions regarding the project, but the staff's done a great job. We've been working with Emily and Max, and it's been a challenge on some of the issues, especially your sign. We can state that one of the biggest issues for Panera, for acceptance in the real estate committee, is to have a sign intact. So, we did go back and have them remove the bottom half, because they actually wanted

that, too, so it was a little bit of a battle, but it's just because its an embedded site and interstate visibility from Highway 61 was crucial for them. So, we think it'll be much nicer than it probably used to be, but that was a big issue for our real estate approval. We're just here to answer any other questions, so we're happy to do that.

Brittain asked if there were any questions for the applicant.

Bhat asked so what was the need to have to reduce the entrance from the east side from 34-foot to 24-foot? Wilhoite replied I'll have to have Matt answer that. Good Evening, Commission, Matt Langan with Kimley Horn, 11995 Singletree Lane, Eden Prairie, MN. We did actually work with Max, and we're going to widen that back to 30 feet; I think we were having a conversation that the 24 was originally thought to be the City minimum, but now we're going to bring it back to the 30 that it was originally. So, we've already started reworking the plans to make it 30 again on that east side. Bhat said thank you.

Brittain asked if there were any additional questions for the applicant, and none were asked. Brittain thanked Wilhoite.

***Brittain opened the Public Hearing. No one spoke. Brittain closed the Public Hearing.***

Brittain asked if there was further discussion from the Commission. Brittain said seeing none, I'll ask for a motion.

***Woodman made a motion to approve the Site Plan Review and Conditional Use Permit for the proposed Panera restaurant at 7162 East Point Douglas Road, subject to the conditions stipulated in the staff report. Bhat seconded. The motion was approved unanimously (4-to-0 vote).***

Brittain said this application will be on the March 4, 2026 City Council Agenda.

**C. Ravara Trails - ZA/PUD/SP/PP/MS2026-003**

**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 that is located east of Keats Avenue (CSAH 19) at 77th Street and south of 70th Street.**

Pierret summarized the staff report and recommended approval subject to the conditions stipulated in this staff report.

Brittain thanked Pierret and asked if there were any questions for staff. He said the one question that I have, Samantha, is that crossing Keats at Indian is not recommended at this time. I know back in the day, 77th Street that exists today, I believe they bus the kids in that neighborhood; would that mean that the kids in this neighborhood would be bussed across, over to Grey Cloud? Pierret said I'm actually going to ask one of my engineer friends to answer that. Public Works Director Burfeind said regarding specifically the bussing, we would have to defer to the School District, because I know right now it sounds from a policy standpoint the elementary, because of the speed of the roadway, would be bussed; and on the Middle School, I don't have an exact answer, so we'd have to reach out to the School District to confirm. I do know that from past discussions, these higher-speed roadways are seen as a barrier. So, that's something that we have to talk with them about. Brittain said okay, thank you.

Brittain asked if there were any further questions for staff, and none were asked. Brittain asked if the applicant had anything they'd like to add.

Hi there, Chair and Planning Commission Members, Ben Schmidt, Twin Cities Land Development, 3 Eastview Lane, in North Oaks. Staff did an incredibly exhaustive, wonderfully done presentation, so I don't want to spend a lot of time. I just have a couple of things to add. We started working on this I think just about 18 months ago, and we had our first Concept Plan in front of the City about 14 months ago. Since then, I would say a fair amount has changed in terms of, you know, the site's a little complicated with the gas line, the Met Council easement, the stormwater easement being where the parkway was going to be. But I think what's been kind of fun as we worked through this is we worked very closely with staff to kind of figure all that out, and its pretty different than what I thought we were going to be 18 months ago, but I think where its turned out is where it was meant to be. So, I think we've worked together to create a plan that is better than what we had planned initially, given all those things that are at play with this site. I'm really just looking forward to working with the City, and I think we've got a plan that meets generally the Comprehensive Plan and the various ordinances. I look forward to working within the City, and I'll be happy to stand for any questions you might have.

Brittain said all right, thank you. He asked the commissioners if they had any questions for the applicant, but none were asked.

***Brittain opened the Public Hearing. No one spoke. Brittain closed the Public Hearing.***

Brittain asked if there was further discussion by the commission.

Woodman said I'd just like to say that having moved from Woodbury to Cottage Grove, and living on the east side my whole life, I think that this plan is very, very similar to what we see in Woodbury, in Dancing Waters, where you have a mix of 40-to-60 foot wide lots, plus row townhomes. I lived in one of those row townhomes for five-or-six years, and I know that some of the thoughts are that townhomes can decrease property values, but really, if you look at Dancing Waters and Stonemill, you see those property values are holding really well. Overall, I think it's a great plan. The thing I like most about it is the amount of trail that's actually in there, I know that's something that we focused on with Ravine Parkway is to make sure the community can be connected via foot or by a bike and keeping that in there. If you look at some of those other areas, like Dancing Waters, that's been a big miss. So, I love the fact that we've come up with a plan that includes all that, so I'm very likely to be in favor.

Brittain said okay, thank you. Any further discussion?

Stechmann said thank you. Yeah, I really like this plan a lot. I also thought that the building materials looked very attractive, I think it'll be a nice addition. I'm really interested about the pedestrian underpass, and I know that's going to be subject to future discussions. I think it'd be great, maybe if people really want the pedestrian underpass, they need to lobby their County Commissioner.

Brittain asked if there was further discussion from Commission, and there was none.

Brittain said before I forget, there was a letter received from the public, Cindy Elia, this morning, and that letter will be included in the packet and made part of the public record.

Brittain said with that, I'll look for a motion.

***Stechmann made a motion to approve the Zoning Amendment, PUD, Preliminary Plat, and Minor Subdivision, subject to the conditions stipulated in the staff report. Woodman seconded. The motion was approved unanimously (4-to-0 vote).***

Brittain said this item will be on the March 18, 2026 City Council agenda.

**D. Talcott Glen - ZA2026-003 & PP2026-003**

**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.**

Erickson summarized the staff report and recommended approval subject to the conditions stipulated in this staff report.

Brittain thanked Erickson and asked commissioners if they had any questions for staff, none were asked. Brittain asked if the developer had anything they wished to add.

Good Evening, Steve Troskey with Lennar, 16355 36th Avenue North, Suite 100, Plymouth, MN. Thank you, Max, for that great summary. We've been working hard with staff, and another developer earlier tonight said that their project had taken months, the same with ours. This is the result of a long effort, several conversations with property owners, great City staff, it's been great collaboration to this point. So, I'm happy to answer any questions that may come up, thanks. Brittain asked if there were any questions for the applicant, none were asked. Brittain thanked Troskey.

***Brittain opened the Public Hearing.***

Ryan Applegate, 9429 Dunes Lane. I'm actually one of the homeowners at one of the lots that has the tree buffer being removed. There are a few things that I wanted to express my concerns, and it sounds like one of them has already been mentioned, is there

are some eagles that we see are back behind our house quite a bit. There's also a lot of mature trees that are going to be removed, and I know that's part of the plan. I'm curious, I guess I haven't heard what, it sounds like we'll work with the City on that tree buffer to be put back in place and what that looks like for our landscaping because I know there's a 25-foot easement behind our property. And then I guess the last concern I would mention is we see a lot of kids that go flying down the hill towards that land and then there's kind of a blind curve on the left, like where the nursery is, going into where this intersection's going to be. So, I'm curious what all like pedestrian and child studies were done for this area, because now there's a couple miles of trails that go to the south that people can come out and go directly into Strawberry Park and never have to cross a road; and this is an area of an intersection, so I'm curious about signage and just safety concerns with all those kids who now have gone for years straight into the new Strawberry Park. Now, that's I guess one of the concerns I have, seeing all those kids fly kind of down that hill towards that area and how that's going to be handled for signage.

Brittain thanked Applegate, then asked is there anyone else that would like to speak for or against this application?

***No one else spoke. Brittain closed the Public Hearing.***

Brittain asked if staff could address the comments that were made and requested.

Erickson said to address the comments about signage, any crossings will be properly signed across that extension. Brittain asked if Erickson could go into a little bit more detail about the tree removal and how it affects the existing homeowners. Erickson replied so the trees on that stretch, they're all going to be, obviously just because the street has to be widened to go down, there will be boulevard trees along that stretch, consistent with what's on the rest of 95th Street. On those Lots 5 through 12, the City will work to establish a private screening for those lots, which was provided for on the other section of Mississippi Dunes Estates. It just hadn't been provided as this segment had never been constructed. For Summers Landing, an Outlot was constructed and made specifically as a buffer in 2022 with trees planted as an HOA lot to account for that buffer. Brittain asked Erickson to bring the tree map back up, just so we can look at it. Erickson did so, and Brittain asked where is the, is that line of trees that are going to be removed the one at the bottom? Erickson replied correct, anything in orange. Brittain said thank you.

Brittain said that concludes the Public Hearing and the questions were addressed.

Schmitz said Commissioners, I will simply add the resident brought up the trail connections and the folks that are using some trail systems that exist today. I want to make sure I make it very clear that any trail systems that exist outside of existing development are not public trails at this given moment. So, this development will extend their trails on both sides of the existing segment of 95th Street, that trail will extend to the edge of this property, and then sidewalk will exist throughout this development along both sides of 95th Street. Then, as Max had indicated, a trail connection will connect north from this development to Strawberry Fields Park. So, I just want to make very clear what exists down there today is not a public trail, but we do intend to ensure that we establish those public trail connections throughout the development. Brittain said okay, thank you, Emily.

Brittain asked if there was further discussion from the commission.

Stechmann said I think that issue was raised in the materials about requiring the developer to plant some trees and bushes in the Right-of-Way. I think I had my question kind of adequately and very professionally answered by Emily, but I just want to mention it for the record that the City normally doesn't require the applicant to maintain trees and bushes in the Right-of-Way; is that accurate? Erickson replied Commissioner Stechmann, that is correct. Anything in the Right-of-Way would be the responsibility of the City. Stechmann said so, it's kind of a maintenance issue. So, if there is going to be any kind of a requirement for bushes or trees, it would have to be on the privately-owned property, not in the easement, right? Erickson replied yes. Stechmann said okay, I just want to clarify. Thanks.

Brittain asked if there was any additional discussion; he said seeing none, I'll look for a motion.

***Woodman made a motion to approve the Zoning Amendment and Preliminary Plat, subject to the conditions stipulated in the staff report. Stechmann seconded. The motion was approved unanimously (4-to-0 vote).***

Brittain said this item will be on the March 18, 2026 City Council agenda.

**E. McHattie Landing - PP2026-006**

**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.**

Becker summarized the staff report and recommended approval subject to the conditions stipulated in this staff report.

Brittain asked if there were any questions for staff.

Bhat said so, when the roundabout is going to be built in the future, you would have like a triangular piece of land between this proposed neighborhood and the roundabout, set back from the road. What does the City have in mind for that piece of land in the future? Becker replied I will defer to our City Engineer, Paul, here. Good Evening, Mr. Chair, Commissioners, I'm Paul Sponholz, the City Engineer. Right now, its a County Right-of-Way, and at this time, they don't know what they will need for that. It could be a place for a County drainage pond or something, but at this point, they don't want to give up the use of that Right-of-Way at this time. Bhat said okay, thank you.

Brittain asked if there were additional questions for staff, and there were none. Brittain asked does the applicant have anything they'd like to add?

Mr. Chair, Members of the Commission, I'm Emily Becker with M/I Homes, 5354 Parkdale Drive, Suite 100, St. Louis Park, 55416. I don't have anything to add, Kelly did a great job, very thorough with her report and presentation. Only maybe that we did work really hard to avoid the bedrock, to avoid as much blasting as possible. We would be happy to alert property owners, certainly. I did get a comment from one of the neighboring properties, the Lochridge Development, that they didn't even think that there was blasting. So, it is a lot less impactful than one might think, it does sound kind of scary, but if there are any questions, I'd be happy to answer them.

Brittain said thank you, are there questions for the applicant?

Stechmann said could you just tell us a little bit more about the blasting, so it's not something that you'd expect, from what you see on TV? So, what do they do with the blasting? Becker said so, they're just trying to loosen up the bedrock so that it can actually be excavated. I've never experienced it myself, I've seen videos of it. And down at Mississippi Landing, we're also building down there, so it's loud for a very, very short amount of time.

Brittain asked if there were additional questions, and there were none. Brittain said thank you.

***Brittain opened the Public Hearing.***

Mr. Chairman, Commissioners, thank you very much. My name is Mark Kolosky, 6322 Jeffery Avenue South, Cottage Grove, MN. I wrote a little something here on the effect of Military Road closing. Currently, Jeffery Avenue South functions already as a cut-through road for traffic coming off Keats and Woodbury Drive, heading north. We experience speeding daily, there are many young children on our streets, and just today there was actually a crash on our road. If Military Road is closed, that traffic won't disappear, it will be redirected on Jeffery Avenue South. There are approximately 250 single-family homes in that area, and our street will effectively become a collector road even though it was never designed to handle that volume or speed of traffic. This also raises concerns about emergency response times if Jeffery Avenue South becomes congested with additional traffic. For our through traffic, it could delay police, fire, and medical vehicles trying to access our neighborhood or surrounding areas. This is a Public Safety issue that deserves careful consideration. I understand the importance of trails and connectivity, but we cannot solve one planning goal by creating a safety problem on an existing residential street. Military needs to remain open or, at a minimum, be connected to Ravine Parkway South to preserve proper traffic flow. I respectfully ask that a formal traffic and speed study be conducted on Jeffery Avenue South before any decision is finalized so it's based on real data. Again, right now all traffic to the east and the south come right through our neighborhood, and that's a lot. With this proposed plan, and with closing down Military Road, all west and southwest traffic will now use our road to connect the family homes up north. Thank you so much for your time. Brittain said thank you.

My name is Glen Dahlquist, 6235 Jarvis Avenue South, and I'm in Cardinal Reserve. I saw a picture up there on a road, a red line, on the north side of Cardinal Reserve. Was that a planned road to be fed into Pioneer Drive? Brittain said we'll take notes on the questions that you have, and then once we have all the notes, then staff will respond. Dahlquist said I do understand that's in

Woodbury, but was wondering if any of that was a planned route for the people in the north side of that area to get over to Pioneer and then north. Thank you. Brittain said thank you, sir.

***No one else spoke. Brittain closed the Public Hearing.***

Brittain asked staff if they could address the concerns brought up in the comments.

Sponholz said Good Evening, Mr. Chair and Commissioners. We had some questions here on the traffic on Jeffery. We are in the middle of doing a traffic count on that right now, but confirming our assumptions here, as presented earlier, we expect the traffic to be about 2,500 vehicles a day on Jeffery; that is consistent with other residential streets similar to this throughout the City. So, that is something that we expected. We do have access via Jarvis and eventually it will be Jennifer connecting up to Woodbury. This has been part of our planning throughout the years here to do this project here like this. We had a question regarding that red line, I'm sorry, what was the? Dahlquist said it's regarding that farmer's road that goes north of that Cardinal Reserve property and it's actually in Woodbury, and that goes east to west. Sponholz asked that existing gravel road? Dahlquist said yeah. Sponholz said that's a private driveway on private land, so that will not be a future roadway. Woodbury's Comprehensive Plan calls for an east-west route some distance to the north of that, that was in one of these drawings, I believe. Here you can see the "Future Glacial Valley Road" is Woodbury's future east-west route, and then we'd have a connection from our Jennifer Avenue up to that as well; and then the "Future Pioneer Road," which has been slowly extending to the south and will continue to extend and meet up with the County's roundabout. Does that cover the questions that we had?

Brittain asked Sponholz could you address this? I know that long term the vacation of Military Road was the plan. Can you comment on the construction level for the existing roadway that all that traffic is going to have to use at this particular point in time and what the original assumptions were, and the expectations that that would be the road and that it would be able to handle the traffic flows that are expected? Sponholz replied with the construction of this McHattie Landing here, then Jarvis, we will not close Military Road, as presented, until all the final streets in McHattie Landing will be constructed. So, that will give us a secondary access to this neighborhood until the other connections are made. Brittain said with respect of Jeffery Avenue, though, it is expected that that's where the traffic would go, I'm assuming that. Sponholz said yep. Brittain said with the traffic flows and any studies that we did with the developments of those properties were taken into consideration when constructing that particular road, is that correct? Sponholz replied the developers of these neighborhoods were letting their buyers know that this was going to happen, that Military was going to close, so this was presented to the people as the land was being developed and purchased.

Kolosky said not true, that's not true, I was not notified of that. Can you speak on the 2,500 cars that are now or that's what's going to come? Brittain asked Sponholz if he could expand upon the traffic counts and relate that to other streets in the area and what the expected traffic counts in those areas are as well, in comparison. Sponholz said we don't have the final results yet. We did have a traffic count completed this week and preliminarily, it is similar to what we were expecting, the 2,500 vehicles a day. There is a substantial amount of traffic from the neighborhoods to the south, and that traffic would be eliminated when we close Military; they would be forced to use Pioneer Road instead of Military. So, they would no longer cut through Jeffery and there would be the reduction of that traffic. So, the traffic will increase on Jeffery, but they also will be using Jarvis as well. Brittain said all right, thank you.

Stechmann said I have a quick question. Are there any traffic-calming measures that could be incorporated into this to help assuage the concerns about the volume and the speed and the safety concerns that we heard tonight? Sponholz replied it is a neighborhood street that is only 28 feet wide, with parking on both sides, and at this time, we have no plans on removing that parking ability. So, that alone would be a substantial thing to be used to slow traffic, and that's somewhat on purpose, that with the people that are parked along there, it will reduce traffic speeds.

Bhat said so, how do these roads that are currently open going into the Military, the existing road, would terminate? Are they going to be like dead ends, or? Because there's going to be a walking path in the future, right? Sponholz replied as you know, in the past we've been closing parts of Military, south of Pioneer here, if you're familiar with some of what was done down there, it's going to be very similar. So, when McHattie Landing is constructed here, once the connections are made on Jarvis, then this portion that's shown in red here will be completely removed. We will continue to maintain Military, connected to Jeffery, until additional development occurs down here. So, this will just become a T-intersection so there would be no need for any kind of cul-de-sac or anything on that. Burfeind said so, just to clarify, the existing roadways in the northerly subdivision would pass over the Military Road trail and connect to the roadways in McHattie Landing, correct? Sponholz replied that's correct, commissioner. Brittain asked Bhat does that answer your question? Bhat replied it does, thank you.

Brittain asked if there was additional discussion or questions, there was none. Brittain said since there's no additional discussion, I'll be looking for a motion.

**Woodman made a motion to approve the Preliminary Plat and Planned Unit Development (PUD) for McHattie Landing, subject to the conditions stipulated in the staff report. Bhat seconded. The motion was approved unanimously (4-to-0 vote).**

Brittain said this item will be on the March 18, 2026 City Council agenda.

## 7. APPROVAL OF MINUTES

### A. Approval of the December 15, 2025, Planning Commission Meeting Minutes

**Woodman made a motion to approve the December 15, 2025, Planning Commission Meeting Minutes. Stechmann seconded. Motion passed unanimously (4-to-0 vote).**

## 8. REPORTS

### A. RECAP OF JANUARY AND FEBRUARY 2026 CITY COUNCIL MEETINGS

Schmitz summarized the actions taken at the January and February 2026 City Council Meetings.

January 7: There were no items to note on that agenda, but I did want to reference on January 10, our Council met for their Annual Strategic Planning Retreat this year with staff, where we talked about our future goals and visions for 2026. Council had a great discussion about kind of where we're looking to go and what we'd like to see happen in the community in 2026. So, we're looking forward to meeting those challenges.

January 21: I would just mention the Council did approve Van Meter's request for an addition to their current facility in our Business Park, so Van Meter will be moving forward with that work here in the Spring.

February 4: Council did approve the Mississippi Landing 3rd Addition, which is the second to last Addition in the Mississippi Landing development; so, that's 66 lots that are now platted out there, continuing to be successful. This is a great opportunity to make note the Council did approve the Front Desk Security Improvement Plan. COVID kind of threw everybody for a loop several years ago, if you recall, and we kind of did some intermediate work to make that protection for our Front Desk folks, so this project will start here in the next week or so. It's great for folks to know that we'll have a little bit of disruption here at City Hall, and that Front Desk will actually be accessed through the Police side or Police front desk while we're over here working through that for about a month or so.

February 18: Council did approve the Yellow Tree apartment project that is located adjacent to The Legends, the 186-unit apartment project. So, that project will likely be looking to submit their Building Permit here this Spring, and obviously would hope to be in the ground as it thaws out this year.

Schmitz said with that, I will pass it to Council Member Olsen if he has anything to add or if you have any questions for him.

Council Member Olsen said Good Evening, Mr. Chair and Members of the Commission. I don't really have anything to add in terms of the work that the City Council has done, other than I do want to note that, as Emily stated, Yellow Tree got approved at last Wednesday's Council Meeting. The information that you all provided during your very robust discussion about that project was brought forward. Several answers to some of those questions were provided to us, and it met with Council's satisfaction, but I want to thank you for raising those concerns because without that, that would not have been part of the discussion, and I think it was a very important part of the discussion.

I also want to mention that tonight would have been the last meeting for our current Chair; unfortunately, Evan couldn't be here this evening, so it is his plan to attend our meeting next month to be recognized for his hard work and effort as Chair of the commission. I'm looking forward to that opportunity to thank him for his service. That being said, that does create an opportunity because we will have to fill the Chair's position. As we do with all of our commissions, we will take nominations, so to speak, from anybody who may be interested in filling that role, as well as the role of the Vice Chair. Those nominations will then be considered, and I will make a decision that will get approved before our next Planning Commission meeting as to who our new Chair will be. I do want to let you know that we have already had one individual express interest in becoming the new Chair, but if you or any of the members who are not here this evening have any interest, I would suggest get a hold of me or Emily as soon

as you can so that we can have a discussion about how we want to move forward with that position. Obviously, the Chair position is a very important position, as you saw this evening when we have a number of things on the agenda, it's really critical that we manage things efficiently but also ensure that the public is heard, and that all of their various thoughts, opinions, and concerns get addressed appropriately. So, it's a big job. If you or anyone else on the commission are interested, please let me know. As I said, we already do have one person who has expressed interest. That also means that we will have an opportunity to fill a seat on the Planning Commission, and with that said, I have spoken to a few people in the public who have expressed some interest, but I haven't seen their applications yet. So, if you have anyone in your sphere of influence that you think might be a great addition to the team of the Planning Commission, I would encourage you to reach out to those folks; let them know that we will be appointing a new member to the Planning Commission before the next Planning Commission meeting, which is always the last Monday of the month, and I would welcome your feedback and input on anybody that you reach out to that you think should be under consideration. The key is they have to fill out that application, it has to come through so that we can do some interviews. And with that, I'll turn it over to you, Mr. Chair, if there are any questions.

Brittain asked if there were any questions for Council Member Olsen; none were asked. Brittain thanked Council Member Olsen.

B. RESPONSE TO PLANNING COMMISSION INQUIRIES - None.

C. PLANNING COMMISSION REQUESTS

Bhat said I do see that we got this email, but would it be possible to get the emails ahead of time so that we have time to read them? Schmitz replied yes, Mr. Chair, Commissioner Bhat, typically we do sometimes get those comments; this one was received today. So, it was tough to get that to you in the packet, as that goes out on Friday. So, we do provide these. However, we can certainly work to send those out directly, if we receive them in time the day of the meeting. Bhat said that would be great. I mean, even if you receive it over the weekend, if you could forward that, that would be great. Schmitz replied and if it was received on the weekend, we would certainly pass it along on Monday, as soon as we receive it ourselves. Bhat said thank you.

9. ADJOURNMENT

***Stechmann made a motion to adjourn the meeting. Woodman seconded. Motion passed unanimously (4-to-0 vote). The meeting was adjourned at 8:50 p.m.***

# CITY OF COTTAGE GROVE

## 2026 PLANNING COMMISSION RULES

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### A. Authority

1. State of Minnesota – Municipal Planning Act as amended.
2. Name – The name of this Commission is the Planning Commission of the City of Cottage Grove, hereafter referred to as the Commission, and is authorized to adopt rules of procedure according to Title 11 of the City Code of the City of Cottage Grove, Washington County, State of Minnesota.
3. Governing Regulations – The laws of the State of Minnesota and the ordinances of the City of Cottage Grove supersede any part of these rules.
4. Rules of Order – In matters not covered in these rules of procedure, the conduct of the Commission shall be guided by "Robert's Rules of Order, Newly Revised."
5. Open Meeting Law – The Commission and all Committees thereof are subject to the Minnesota Open Meeting Law.

### B. Enablement and Amendments

1. These rules of procedure, hereafter referred to as the Rules, take effect upon adoption by a two-thirds affirmative vote of the entire Commission appointed at the time.
2. These rules may be amended only at regular meetings of the Commission and by not less than two-thirds of the Commission members consenting to any amendment, and with any amendment to these rules receiving consideration for at least two (2) consecutive regular meetings before adoption and inclusion in these rules. Amendments will normally be given consideration at the annual Planning Commission organizational meeting.

### C. Purpose

1. The primary purpose of the Commission shall be to formulate and implement a master plan for the development of the community and to conduct municipal planning activities for guiding the future development and improvement of the municipality through the preparation, adoption and amendments of the Comprehensive Plan.
2. The Commission serves as the Board of Appeals and Adjustments.
3. The Commission serves as an advisory board to the City Council for matters concerning zoning, the subdivision of land, and the general development of the community. The Commission considers and reports on every matter referred to the Commission by the City Council.

## D. Membership

1. Number and Term – The Commission will consist of seven (7) members, each appointed by the City Council for terms of two (2) years, beginning March 1. No member may serve more than four (4) consecutive two (2) year terms on any one commission. Appointments to fill vacancies will be only for the unexpired portion of such vacancy; filling an unexpired term of one year or less shall not be counted against the limit of two consecutive terms.
2. Qualifications – All members of the Commission must meet the following qualifications:
  - a. Be a resident of the City of Cottage Grove for one year.
3. Attendance and Resignation
  - a. Resignation from the Commission shall be in writing to the Chair of the Commission who will notify the City Council and request a new appointment.
  - b. Unexcused absences from three consecutive regular meetings of the Commission or four meetings in any one-year period is deemed to constitute a resignation of a member and the vacancy thus created will be filled thereafter by the City Council. To be excused, an absence must be requested in writing by the affected member, granted by the commission chairperson (or the vice-chair if the chairperson makes the request), and filed with the city clerk. Absences may be excused for extenuating circumstances that prevent the member's attendance, such as business demands, state of health, or personal emergencies.
  - c. An appointment of any member may be recalled for cause by a majority vote of the City Council.
4. Ex-Officio Members – The Council may appoint ex officio, non-voting members to the Commission when such appointment, in the sole discretion of the appointing authority, is deemed beneficial to aiding the Commission in fulfilling its assigned duties. Ex officio members of the Commission may be the Mayor or other members of the City Council.

## E. Procedures

1. Meetings
  - a. Annual Meeting – The Planning Commission's annual meeting will be held at the first regular meeting in March of each year, at which time appointments will be received, officers elected, rules adopted, committees appointed, and such other business transacted as the Commission decides.
  - b. Regular Meetings – The Commission shall have regular meetings on the fourth Monday (if the fourth Monday falls on a City holiday, the preceding Monday shall be the regular meeting for that month) of each month at 7:00 p.m. The Commission may elect not to consider any item of new business on the agenda after 11:00 p.m.

- c. Special Meetings – The Commission may hold special meetings any time outside of the regular meetings by: 1) the call of the Chair of the Commission, 2) by call of the City Administrator, or 3) the call of the City Council. Special meetings require notice to all Commission members in writing and mailed at least five days prior to such meeting or personal notice at least twenty-four (24) hours in advance.

## 2. Quorum and Voting

- a. A simple majority of the appointed and voting members constitutes a quorum for any meeting of the Commission.
- b. A majority of the Commission present and voting decides all questions except extra requirements for amending the Rules, suspending the Rules, and regulations superseding the Rules.
- c. A roll call vote must be taken when there is division on any question. The members will be polled with the Chair voting last.
- d. Every member will vote for or against the motions before the Commission, unless he/she has declared a conflict of interest or by a majority vote of the commission members present a member is determined to be immediately in the question, in which case the member shall not vote.
- e. When a member declines to vote on a motion, he/she is required to give his/her reasons. The Chair then will put the question to the Commission, "Shall the member, for the reasons given by him/her be excused from voting?" which will be decided without debate.
- f. The order of voting on the previous question shall each be voted upon in reverse order of receiving the amendments and then upon the main question.

## 3. Motions

- a. No motion can be debated until there is a second to the motion.
- b. No motion can be debated until that motion is restated by the Chair or upon the direction of the Chair restated by the recording staff from his/her notes.
- c. A motion to adjourn must always be in order except during roll call. When a motion to adjourn is made, it shall be in order for the Chair to permit any member to state any fact to the Commission relative to the condition or amount of business before the Commission which would seem to render it improper to adjourn at that time. Such statement, however, is not be debatable and should not in any case, occupy more than two (2) minutes.
- d. A motion to adjourn shall always be in order, also a motion to adjourn to a time certain. The latter motion is debatable. When either motion is rejected, it cannot be renewed until further business has been transacted or further discussion has taken place.

- e. After a motion is stated by the Chair or read by the recording staff, it will be considered to be in possession of the Commission, but may be withdrawn by the author at any time before decision or amendment.
- f. A motion or amendment will be written out and presented to the Commission if the Chair, the recording staff, or any members so request.
- g. When a question has once been made and carried in the affirmative or negative, it shall be in order for any member who voted with the prevailing side to move for the reconsideration thereof; but no motion for the reconsideration of any vote shall be in order after the motion, resolution, report, or other official action upon which the vote was taken shall have gone to the Council, announcing the Commission's decision.
- h. Precedence of Motions – When a question is under debate, no motion will be received, but:
  - 1) To adjourn to a time certain.
  - 2) To adjourn.
  - 3) To lay on the table.
  - 4) Call for the question.  
Motions 2, 3, and 4 will be decided without debate.
  - 5) To commit to committee.
  - 6) To postpone to a certain day.
  - 7) To amend, or
  - 8) To postpone indefinitely

The above motions have precedence in order from 1 through 8.

#### 4. Agenda and Order of Business

- a. The business at a regular meeting includes such items as:
  - ⇒ Call to Order
  - ⇒ Roll Call for Attendance
  - ⇒ Approval of Agenda
  - ⇒ Presentations
  - ⇒ Open Forum
  - ⇒ Chair's Explanation of Hearing Process
  - ⇒ Public Hearings
    - Consent Items
    - Old Business
    - New business
  - ⇒ Applications and Requests
    - Consent Items
    - Other Items
  - ⇒ Secretary's Report (minutes, agenda, etc.)

- ⇒ Staff Reports
- ⇒ Committee Reports
  - Rules Committee
  - Regulations Committee
  - Planning Committee
- ⇒ Non-agenda Items
- ⇒ Adjournment

## 5. Initiation of Business

- a. The City Council may direct other business to the consideration of the Commission for report to the City Council.
- b. The Planning Commission may initiate any business within the scope and meaning of the State of Minnesota Municipal Planning Act, Sign Ordinance, or Subdivision Ordinance.
- c. Applications for zoning changes, zoning variations, conditional use and interim conditional use permits, site plans, subdivision plats, or proposed changes and additions to ordinances must be submitted to the Commission in writing, indicating payment of applicable fees, and including all available details and information with maps, charts, diagrams, and pictures in detail when any description question is concerned. Timetables for submittals will be those provided to the Commission prior to the start of each calendar year.

## 6. Types of Action by the Commission

- a. All recommendations of the Commission are subject to review and final action by the City Council.
- b. Adoption of and changes to the Rules in accordance with Item B, Enablement and Amendments, noted herein.
- c. Adoption of and changes to resolutions or motions of the Commission with the direction or recommendation within the authority of the Commission.
- d. Initiation of studies on matters within the authority of the Commission with reports to the Commission required of every committee or sub-committee of all activities and results.

## 7. Public Participation

- a. All meetings of the Commission must be open to the Public.
- b. If the applicant is not present, the item may be moved to the end of the agenda. If the applicant has not arrived, the item may be continued to the next available public hearing.

## F. Officers

1. Officers – The officers of the Commission for 2026 are and their duties include:

a. Chair

- 1) Presides over the Commission, and charged with all powers and duties pertaining to such presiding officers.
- 2) Preserves order and decorum, and in case of disorderly conduct or disturbance in the audience, may order the area to be cleared.
- 3) Have general control, except as provided by rule or law of the portion of the municipal building being used by the Planning Commission at the time of Commission meetings.
- 4) Will, from time to time, represent the Commission at City Council meetings, other organizations, and to the public, subject to the implied direction set by the Commission and representing both majority and minority points of view on applicable issues.
- 5) Appoints members to the committees of the Commission, if necessary.
- 6) Appoints acting officers of the Commission and to generally supervise and direct the work of the Commission.
- 7) May prepare and present an annual report to the City Council.

b. Vice-Chair

- 1) During the absence, disability, or disqualification of the Chair, the Vice-Chair will exercise or perform all the duties and be subject to all the responsibilities of the Chair.

c. Secretary

- 1) Ensures minutes and records are kept of all proceedings of the Commission.
- 2) Ensures attendance records are kept of the official meetings and report his/her findings to the City Council prior to the first regular City Council meeting in January of each year.
- 3) Serves as Acting Chair of the Commission in the absence of the Chair and Vice Chair.

2. Appointment and Election of Officers

- a. Chair – The Chair of the Commission is appointed by the City Council.

- b. Term – Each officer will be elected by the Commission at the annual meeting to serve a term of one (1) year or until a successor is duly elected.
- c. Vacancy – Should any officer, other than the Chair, vacate his/her office by resignation or other valid reason, the Chair may appoint a member to act in and carry out the duties of the vacated office until the Commission fills the vacancy by election.

### 3. Appointment of Commission Members

- a. Notify other city commissions of openings.
- b. Contact and invite interested citizens.
- c. All applications of citizens interested in serving on a commission will be kept on file in the office of the Administrator for at least two (2) years and shared with all other city commissions.
- d. Commission Chair or appropriate Commission Officer and the City Council liaison will interview candidates and make recommendations to the City Council.

## **G. Committees**

### 1. General Provisions

- a. Types of Committees – The Commission or the Chair of the Commission may direct the appointment of standing and special committees.
- b. Appointments – The Chair of the Commission shall appoint members of the Commission to committees subject to the approval of the Commission and the consent of each member for the committee on which he/she is to serve.
- c. Substitutes – The Chair of the Commission or the Chair of the Committee may appoint substitute and additional commission members subject to the appointment procedures of these Rules.
- d. Attendance – All meetings of any committees are open to any member of the Commission; all members of the Commission must be notified of Committee meetings.
- e. Committee Actions
  - 1) Committees will work on assignments as directed by the Commission, the Rules Committee, or the Chair of the Commission.
  - 2) All committee Chairs shall file written reports or minutes as directed by the Commission or as requested by the Secretary or recording staff for historical background on issues.
  - 3) All committees may appoint special sub-committees for specific purposes.

## 2. Standing Committees

- a. Service – Standing committees may be appointed at each annual meeting and may serve in a permanent status during the following year.
- b. Quorum – Each standing committee must have a quorum of two (2) members to transact business.

## 3. Special Committees & Liaisons

- a. Special committees for specific purposes may be appointed by the Commission or the Chair of the Commission, subject to the appointment procedures of these Rules, to serve for less than a period of one (1) year or until a project is completed.
- b. The Commission should appoint a representative to the Advisory Committee on Historical Preservation.

Adopted this 23rd day of March, 2026, by the City of Cottage Grove Planning Commission.