



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

**April 27, 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 10200 Kimbro Shed - V2026-011  
*Discussion: David Lincoln has applied for two Variance requests to permit an addition to an existing detached garage within the front yard and for a reduced side yard setback to 10 feet from the north property line.*
  - B Hohenstein Cannabis Warehouse - CUP2026-014  
*Discussion: Karl Hohenstein, on behalf of Hohenstein Real Estate LLC, has applied for a Conditional Use Permit (CUP) for a low potency hemp edible warehouse and wholesale operation at 8301 95th Street South.*
  - C Geneva Meadows 2nd Addition - Cases ZA2026-010 & PP2026-010  
*Discussion: US Home, LLC, dba Lennar, has applied for a Zoning Amendment and Preliminary Plat for a subdivision to be called Geneva Meadows 2nd Addition that will be located south of 85th Street and west of the St. Paul Park and Cottage Grove boundary. The Zoning Amendment will rezone the property from R-1, Rural Residential, to R-3, Single-Family Residential. The proposed single-family community will consist of 23 lots with lot widths of 65 feet.*
  - D Kwik Trip - Highway 61 - Cases PP2026-013, SP2026-013, CUP2026-013  
*Discussion: Kwik Trip Inc. has applied for a Preliminary Plat, Site Plan Review, and Conditional Use Permit (CUP) to construct a 9,176 square foot convenience store with a 4,800 square foot 10-dispenser island fueling canopy and a 1,200 square foot commercial diesel 3-lane canopy at the corner of Manning Avenue and Highway 61. The proposed project would be located on approximately 9.8 acres of the 30.25-acre parcel of land. The Applicant has also had a Preliminary Plat prepared to dedicate right-of-way for Manning Avenue to the east and 114th Street to the north.*
- 7 Approval of Minutes
  - A Approval of March 23, 2026, Planning Commission Minutes
- 8 Reports
  - A Recap of April 2026 City Council Meetings
  - B Response to Planning Commission Inquiries
  - C Planning Commission Requests
- 9 Adjournment

