



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

June 22, 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 Hearings and Applications
 - A **8077 River Acres Road Accessory Structure Variance - V2026-016**
Discussion: John Caturia, 8077 River Acres Road, has applied for a variance to reduce the corner yard setback to 10 feet for construction of a new accessory structure, where accessory structures are permitted in the front yard within the Mississippi River Corridor Critical Area Overlay (MRCCA) provided the structure meets the development standards of the underlying zoning district. The underlying zoning district is R-3, Single Family Residential, which requires a 20-foot setback for structures on corner lots.
 - B **10590 East Point Douglas Accessory Structure Variance - Case V2026-019**
Discussion: Gary and Colleen Millard, 10590 East Point Douglas Road South, have applied for a variance from the required architectural materials for accessory structures in Residential Districts to construct an accessory structure with a metal exterior.
- 7 Approval of Minutes
 - A **April 27, 2026, Planning Commission Minutes**
- 8 Reports
 - A **Recap of May and June 2026 City Council Meetings**
 - B **Response to Planning Commission Inquiries**
 - C **Planning Commission Requests**
- 9 Adjournment

STAFF REPORT CASE: V2026-016

ITEM: 6.A

PUBLIC MEETING DATE: 6/22/26

TENTATIVE COUNCIL REVIEW DATE: 7/15/26

APPLICATION

APPLICANT: John Caturia

REQUEST: A variance request to permit a new detached accessory structure with a reduced corner yard setback of 10 feet from the property line, where the required setback is 20 feet.

SITE DATA

LOCATION: 8077 River Acres Road

ZONING: R-3, Single Family Residential

GUIDED LAND USE: Low Density Residential

LAND USE OF ADJACENT PROPERTIES:

	<u>CURRENT</u>	<u>GUIDED</u>
NORTH:	Single Family Residential	Low Density Residential
EAST:	Single Family Residential	Low Density Residential
SOUTH:	Single Family Residential	Open Water
WEST:	Single Family Residential	Low Density Residential

SIZE: 0.81 Acres

DENSITY: N/A

RECOMMENDATION

Approval, based on the findings of fact and subject to the conditions stipulated in this staff report.



COTTAGE GROVE PLANNING DIVISION

Planning Staff Contact: Kelly Becker, Associate Planner; 651-458-2834; kbecker@cottagegrovemn.gov

Application Accepted: 5/21/2026 60-Day Review Deadline: 7/20/2026

Planning Staff Report
Accessory Structure Setback Variance – 8077 River Acres Road
Planning Case No. V 2026-016
June 22, 2026

Proposal

John Caturia (Applicant), 8077 River Acres Road, has applied for a variance to reduce the corner yard setback to 10 feet for construction of a new accessory structure, where accessory structures are permitted in the front yard within the Mississippi River Corridor Critical Area Overlay (MRCCA) provided the structure meets the development standards of the underlying zoning district. The underlying zoning district is R-3, Single Family Residential, which requires a 20-foot setback for structures on corner lots.



Site Location

Review Schedule

Application Received: May 21, 2026
Application Accepted: May 21, 2026
Planning Commission Meeting: June 22, 2026
Tentative City Council Meeting: July 15, 2026
60-Day Review Deadline: July 20, 2026

Background

The subject property is described as Lot 7 of the House’s River Acres plat, recorded in 1958, which includes 28 lots adjacent to the Mississippi River. There is an existing single-family dwelling and detached accessory structure on the lot. The detached accessory structure is considered the primary garage, as the house does not have an attached garage. The property is located within the Metropolitan Urban Service Area (MUSA), which is the area where public utilities including sewer and water are available and is identified in the City’s Comprehensive Plan; however, the property is currently served by private well and septic.



Existing House and accessory structure

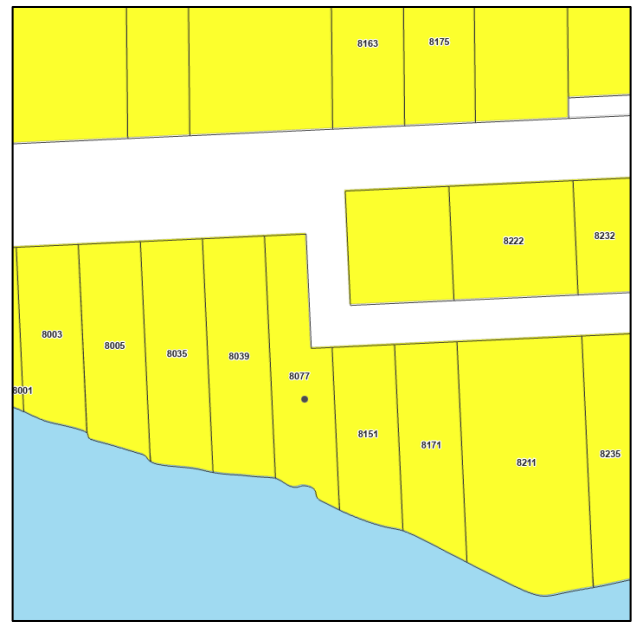
Planning Considerations

Zoning and Comprehensive Plan

The property is currently zoned R-3, Single Family Residential, and is guided as Low Density Residential in the 2040 Comprehensive Plan Land Use Map. Per Title 11-3-5, a primary garage, either attached or detached, up to 1,200 square feet and one accessory structure up to 1,000 square feet is permitted. Due to the limitations on this lot, staff have determined the square footage permitted for a primary garage and a separate accessory structure may be combined to allow up to 2,200 square feet for one detached accessory structure. The maximum permitted height of an accessory structure in the R-3 district is 18 feet.



Current Zoning



2040 Future Land Use

Proposed Accessory Structure

The proposed accessory structure is 2,176 square feet and will replace the existing 756 square foot accessory structure onsite. The structure will be compliant with the maximum height requirement in the R-3 district. The driveway will be extended slightly to match up with the new garage doors; a driveway permit and right of way permit will be required for any work within the right of way. The garage will be constructed of colors and materials to match the home, including cedar shake panels with smart side trim and natural stone wainscot. With the new garage and driveway addition, all impervious surfaces across the lot will total 7,046 square feet, or 22.3 percent of the lot area. Per Title 11-7-3, a maximum of 40 percent impervious surface is permitted in the R-3 district.



Rendering of proposed accessory structure



Proposed Accessory Structure Location

Mississippi River Corridor Critical Area (MRCCA) Overlay District

The subject property is located within the Mississippi River Corridor Critical Area (MRCCA) District, specifically within the River Neighborhood (RN) Overlay District. The MRCCA ordinance is intended to protect existing bluffs, islands, floodplains, and wetlands and to be enforced by local jurisdictions. The River Neighborhood overlay district is characterized by primarily residential neighborhoods that are riparian or readily visible from the river or that abut riparian parkland. The district includes parks and open space, limited commercial development, marinas, and related land uses.

The purpose of the RN district is management to maintain the character of the river corridor within the context of existing residential and related neighborhood development, and to protect and enhance habitat, parks and open space, public river corridor views, and scenic, natural, and historic areas. Minimizing erosion and the flow of untreated storm water into the river and enhancing habitat and shoreline vegetation are priorities in this district. The proposed accessory structure will be located approximately 170 feet from the high-water mark of the Mississippi River on flat terrain, minimizing potential erosion impact to the river. The structure will not be placed within a shore or bluff impact zone and exceeds setback requirements to the high-water level (100 feet) and bluffline (40 feet) and no visual impact from below the high water level. Within the north portion of the lot, there is a small extent of a Zone X flood hazard area, or 0.2 percent annual flood chance. This area is not regulated as floodplain, as it is less than a 100-year flood event.

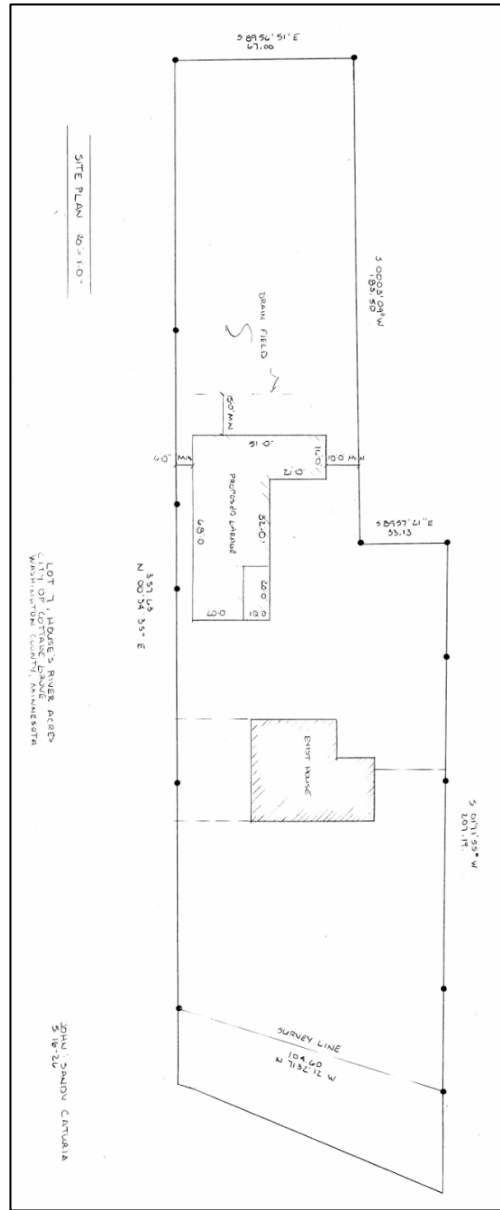
Site Conditions

The lot is 0.81 acres and is situated around a bend on River Acres Road, creating an irregular lot shape. It is approximately 67 feet wide at the narrowest portion on the north half of the lot and widens to approximately 100 feet in width on the south half. The land behind the home slopes down towards the river, but the remainder of the lot, including the area of the proposed accessory structure, is relatively flat. The property owner evaluated locating the accessory structure on the narrow north half of the lot; however, an additional driveway access on River Acres Road would likely be required to feasibly reach the structure. In addition, the city’s code prohibits a second driveway on residential lots. Corner yard setbacks and the drainfield location also limit the potential to locate an accessory structure at this location.

The existing septic system includes several septic tanks on the east side of the house, which lead into the existing drainfield directly to the north of the accessory structure. Per Washington County Environmental Specialist staff, the setback for an unoccupied structure to the drainfield is 10 feet, and the proposed accessory structure will be setback 15 feet from the drainfield.



Lot Topography



Site Plan

Tree Preservation and Screening

The north half of the lot contains dense vegetation, and the applicant has stated there are several mature oak trees surrounding the home which they would like to preserve. Under City Code Title 11-3-13E, developed single-family residential lots that are not in an actively developing subdivision may remove trees without mitigation. However, the property owner has stated that there will not be any tree removal required for the construction of the new accessory structure.

Variance Requests –Corner Yard Setback

The purpose of a variance is to allow variation from the application of City Code Title 11 if there are characteristics of the property that cause practical difficulties for the landowner/applicant to meet minimum code standards. Variances require the Applicant to submit an official application form with all information outlined in City Code Title 11-2-5.

Title 11-3-5 outlines standards for accessory structure setbacks, including a requirement that accessory structures in the R-3, Single Family Residential district, be located behind the principal structure. However, detached primary or accessory garages over 400 square feet may be located in the front yard between the dwelling and front property line on properties located adjacent to the Mississippi River within the Mississippi River Corridor Critical Area Overlay (MRCCA) provided it meets the underlying zoning district’s development standards. No additional accessory structures are permitted within the front yard. The lot is situated at the point of deflection in alignment of a continued street, meeting the definition of a corner lot, which requires a 20-foot setback to the right of way. The applicant is proposing a 10-foot setback to the right of way. The accessory structure will be located on the lot at the exterior angle of the curve in the road, where it will not present any concern with sight lines. The right-of-way along River Acres Road is relatively wide, with the surface of the road itself located approximately 40 feet from the property line at the curve near location of the proposed accessory structure. All other applicable setbacks in the R-3 district have been met.

Building Setbacks	Required Accessory Structure Setbacks	Proposed Setbacks for Accessory Structure
Corner Yard	20’	10’
Side Yard (West)	6’	6’
Rear Yard (Shoreline)	10’	~170’

Variance Requirements

With all variance requests, the Planning Commission must look to the zoning ordinance for guidance and direction. City Code Title 11-2-5: Variances, states the following:

- A. *Purpose. The purpose of the variance is to allow variation from the strict application of the terms of this Title where, by reason of the exceptional physical characteristics of the property, the literal enforcement of the requirements of this Title would cause practical difficulties for the landowner.*

- F. *Findings. A variance may be granted only when all of the following conditions are found:*
 - 1. *The variance is in harmony with the general purposes and intent of this Title.*
 - 2. *The variance is consistent with the Comprehensive Plan.*
 - 3. *The applicant for the variance establishes that there are practical difficulties in complying with this Title. “Practical difficulties,” as used in connection with the granting of a variance, means that all of the following must be found to apply:*
 - a. *The property owner proposes to use the land in a reasonable manner for a use permitted in the zone where the land is located, but the proposal is not permitted by other official controls;*

- b. The plight of the landowner is due to circumstances unique to the property and that are not created by the landowner; and*
- c. The variance, if granted, will not alter the essential character of the neighborhood.*

4. Economic considerations alone do not constitute practical difficulties.

The applicant has provided the following in response to the proposal meeting variance requirements:

- *The proposal puts the property to a reasonable use:*
 - This proposal would allow for adequate storage of our two vehicles and small camper and boat eliminating any outside storage of these items. Our house has limited storage as there is no basement. The existing garage at 756 square feet is limited as well.
- *There are unique circumstances to the property not created by the landowner:*
 - Lot width to the north of the property narrows to 67 feet. There are large burr oak trees in front and side of the home that we do not want to destroy. There is no room for an attached garage on our home on the east or west side of the of the property (east has three septic tanks). There is limited storage in the home and existing garage.
- *The conditions upon which an application for a variance is based are unique to the parcel of land for which the variance is sought and are not applicable, generally, to other property within the same zoning classifications. Please list the conditions that are unique:*
 - The unique condition is the narrowing of our lot on the street side of our property (east). Our proposed garage of 2,176 square feet would require a 10-foot setback and we are requesting a variance to the 20 foot setback requirement.
- *The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety. Please identify any potential impact the requested variance may have.*
 - No impact expected.

Findings

The findings of fact for a favorable recommendation that were considered during the review are identified as follows:

- A. The variance is in harmony with the general purposes and intent of the Zoning Code to protect the health, safety, morals, comfort, convenience and general welfare of the public.
 - a. The proposed location with reduced corner lot setback will not impose a safety concern to traffic sight lines. Additionally, the intent of the MRCCA district is to sustain and enhance vegetation, as well as preserve the natural character and topography of the area. The proposed location of the accessory structure prevents any impact to slopes or mature vegetation on the property, thus preserving its natural character.

- B. The variance is consistent with the Comprehensive Plan.
 - a. The 2040 Comprehensive Plan identifies this parcel for low density residential use, which aligns with the single-family residential zoning district. Accessory structures of the proposed size are a permitted accessory use in the single-family residential district.
- C. Unique site conditions exist that provide challenges for construction outside of required setbacks.
 - a. The applicant did explore other locations to construct the new accessory structure; however practical difficulties exist which inhibit buildable areas elsewhere including the location of the existing septic tanks, drainfield, and mature trees limit area on the lot to construct an accessory structure of the permitted size near the home. Additionally, the narrow shape of the north half of the lot and the inability to achieve a second driveway further limit the buildable area.
- D. The variance would not alter the essential character of the neighborhood as the proposed building will be constructed of compliant materials that will match the existing house.
- E. The proposed building itself is a permitted use, and the proposed dimensions of the structure are compliant with code requirements.
- F. The variance request is not solely based on economic considerations.

Public Hearing Notices

The public hearing notice for the June 22, 2026, Planning Commission meeting was published in the *Saint Paul Pioneer Press* and mailed to 19 property owners within 500 feet of the proposed project on June 3, 2026. Staff have not received any comments at the time of writing this report.

Recommendation

That the Planning Commission recommend approval to the City Council for the variance request for a reduced corner yard setback of 10 feet at 8077 River Acres Road, subject to the following conditions:

1. The project shall be completed in accordance with the plans submitted as amended by the conditions of approval. Any significant changes to the plans, as determined by planning staff, shall require review and approval by the Planning Commission and City Council.
2. All applicable permits (i.e., building, electrical, grading) must be completed, submitted, and approved by the City prior to the commencement of any construction activities.
3. The maximum building height of the detached accessory structure shall not exceed 18 feet.
4. The color scheme of the structure and any future alterations shall complement the principal structure unless otherwise stated in the current or future City Code.

5. The structure will be constructed of materials consistent with requirements for residential districts in City Code Title 11-3-5B.
6. The accessory structure may not be utilized as habitable space.
7. A driveway and right-of-way permit is required for any work or expansion of the driveway. The driveway shall not exceed a width of 28 feet within or at the right-of-way line.

Prepared by

Kelly Becker
Associate Planner

Attachments

Application and Narrative
Site Plan
Building Plans



City of Cottage Grove
 Community Development Department
 12800 Ravine Parkway South
 Cottage Grove, MN 55016

Planning Division
 Telephone: 651-458-2827
 E-Mail: cgsubbmittals@cottagegrovemn.gov
 Website: www.cottagegrovemn.gov

PLANNING APPLICATION

Applicant JOHN CATURIA	Contact Name (if different)
Mailing Address (Street, City, State ZIP) 8077 RIVER ACRES ROAD COTTAGE GROVE MN 55016	
Preferred Telephone Number 651-295-4796	Email Address JOHNCATURIA@GMAIL.COM

Property Owner JOHN CATURIA	Contact Name (if different)
Mailing Address (Street, City, State ZIP) 8077 RIVER ACRES ROAD COTTAGE GROVE MN 55016	
Preferred Telephone Number 651-295-4796	Email Address JOHNCATURIA@GMAIL.COM

Property Address/Location SAME	Property Identification Number 3302721320006
Legal Description LOT #7, HOUSES RIVER ACRES, CITY OF COTTAGE GROVE, WASHINGTON COUNTY, MN.	

Type of Application: (check all that apply to your proposal)

<input type="checkbox"/>	Minor Subdivision	\$500 + \$2,000 escrow	<input type="checkbox"/>	Conditional Use Permit	\$565 + \$5,000 escrow
<input type="checkbox"/>	Preliminary Plat	# of Lots: \$565 + \$50 per lot/unit + \$5,000 escrow	<input type="checkbox"/>	Interim Conditional Use Permit	\$565 (annually) + \$5,000 escrow
<input type="checkbox"/>	Final Plat	# of Acres: \$360 + \$100 per acre + \$5,000 escrow	<input checked="" type="checkbox"/>	Variance (pre-construction)	\$300
<input type="checkbox"/>	Site Plan Review	\$500 + \$5,000 escrow	<input type="checkbox"/>	Variance (post-construction)	\$925
<input type="checkbox"/>	Comprehensive Plan Amendment	\$670 + \$55 GIS fee + \$2,500 escrow	<input type="checkbox"/>	Administrative Conditional Use Permit	\$565 + \$5,000 escrow
<input type="checkbox"/>	Zoning Amendment	\$665 + \$2,000 escrow	<input type="checkbox"/>	Administrative Site Plan Review	\$500 + \$5,000 escrow
<input type="checkbox"/>	Planned Unit Development (PUD)	\$900 + \$2,000 escrow	<input type="checkbox"/>	Easement & Public Right-of-Way Vacation	\$360
<input type="checkbox"/>	Concept Plan Review	# of Acres: \$1,080 + \$20 per acre + \$1,000 escrow	<input type="checkbox"/>	Other Applications	See Fee Table

Description of Proposal (If more space is needed, please attach a letter describing your request):

'SEE ATTACHED'

Acknowledgment and Signature: By submitting this signed application, the applicant and property owner agree to provide the City with all necessary information including plans, surveys, drawings, and other materials necessary to process and examine this request. The applicant and property owner also agree to pay all fees and escrows at the time of application and again whenever accounts are deficient. The applicant and property owner also agree to allow City staff, City Council, and Planning Commission members access to the property where the planning consideration is being requested.

Signature of Applicant:

 Date: **5-21-2026**

Signature of Property Owner:

 Date: **5-21-2026**



Community Development Department
 12800 Ravine Parkway South
 Cottage Grove, MN 55016
www.cottagegovernm.gov

Planning Division
 Telephone: 651-458-2827
 Fax: 651-458-2897
 E-Mail: CGSubmittals@cottagegovernm.gov

VARIANCE APPLICATION – RESPONSE TO ORDINANCE CRITERIA

The Planning Commission and City Council may recommend a variance from the strict application of the zoning ordinance, if they find that your application meets the findings below. Please provide a DETAILED response to all of the following findings:

1. The variance is in harmony with the purposes and intent of this title. Please circle: Yes No

2. The variance is consistent with the comprehensive plan. Please circle: Yes No

3. The proposal puts the property to a reasonable use. Please explain. *THIS PROPOSAL WOULD ALLOW FOR ADEQUATE STORAGE OF OUR 2 VEHICLES AND SMALL CAMPER AND BOAT ELIMINATING ANY OUTSIDE STORAGE OF THESE ITEMS. OUR HOUSE HAS LIMITED STORAGE AS THERE IS NO BASEMENT. THE EXISTING GARAGE AT 76 SQ/FT IS LIMITED AS WELL.*

4. There are unique circumstances to the property not created by the landowner. Please identify these circumstances. *#1 LOT WIDTH TO THE NORTH OF THE PROPERTY NARROWS TO 67 FT. #2 LARGE BURR OAK TREES IN FRONT AND SIDE OF HOME THAT WE DO NOT WANT TO DESTROY. #3 NO ROOM FOR AN ATTACHED GARAGE ON OUR HOME ON EAST OR WEST SIDES OF PROPERTY. (EAST SIDE HAS 3 SEPTIC TANKS) #4 LIMITED STORAGE IN HOME AND EXISTING GARAGE*

5. The conditions upon which an application for a variance is based are unique to the parcel of land for which the variance is sought and are not applicable, generally to other property within the same zoning classifications. Please list the conditions that are unique. *THE UNIQUE CONDITION IS THE NARROWING OF OUR LOT ON THE STREET SIDE OF OUR PROPERTY (EAST). OUR PROPOSED GARAGE OF 2176 SQ/FT WOULD REQUIRE A 10 FT SETBACK. AND WE ARE REQUESTING A VARIANCE TO THE 20 FT SETBACK REQUIREMENT*

6. The purpose of the variance is not based exclusively upon a financial hardship. Please circle: Yes No

7. The granting of the variance will not be detrimental to the public welfare or injurious to other land or improvements in the neighborhood in which the parcel of land is located. Please circle: Yes No

8. The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety. Please identify any potential impact the requested variance may have. *NO IMPACT EXPECTED*

Economic hardship is not regarded by the Courts as a reason for approval. Neighborhood support or opposition, without any basis of facts, is not regarded by the Courts as reason for either approval or denial.

Applicant Name: JOHN CATURIA

Case #: _____

DESCRIPTION OF PROPOSAL

WE ARE REQUESTING APPROVAL TO BUILD A NEW GARAGE TO REPLACE THE EXISTING GARAGE THAT IS AN OLD STRUCTURE THAT WAS REMODELED BY THE PREVIOUS OWNER. EXISTING GARAGE HAS DRAINAGE PROBLEMS AND IS LIMITED ON STORAGE. AESTHETICS AND AVAILABLE SET BACKS PREVENTS US FROM ATTACHING A GARAGE TO OUR HOME WHICH WHICH WOULD REQUIRE REMOVING 2 LARGE BURR OAKS AS WELL. THE PROPOSAL IS FOR A 2176 FT² NEW GARAGE THAT WOULD REQUIRE A VARIANCE OF 10' FROM FRONT PROPERTY LINE AS DEPICTED IN LOT #7 DRAWING.

THIS GARAGE WILL BE BUILT TO MATCH OUR EXISTING EXTERIOR ON OUR HOME WITH VERY LITTLE CHANGE TO OUR EXISTING GARAGE DRIVEWAY. ALL OTHER SET BACKS FOR THIS GARAGE WILL BE MET.

JOHN CATANIA 8077 RIVER ACRES RD
COTTAGE GROVE

CONSTRUCTION MATERIALS

GARAGE WILL BE 2X6 CONSTRUCTION AND MATCH HOME EXACTLY. "LP SMART SIDING" CEDAR SHAKE PANELS WITH SMART SIDE TRIM WILL BE USED ON EXTERIOR ALONG WITH NATURAL STONE WAINSCOATE. COLORS WILL MATCH HOUSE. ASPHALT SHINGLES TO MATCH HOUSE AND INSULATED WINDOWS INSTALLED. POST CONSTRUCTION WILL MATCH THE HOUSE WITH SMART SIDING AND NATURAL STONE. ALL GARAGE DOORS WILL BE COPIED FROM EXISTING GARAGE.

IMPERVIOUS SURFACE CALCULATION

MY CALCULATION SHOWS OUR LOT SQUARE FOOTAGE AT 33,125 FT². TOTAL IMPERVIOUS STRUCTURES TOTAL 7,046 FT² WHICH INCLUDES THE HOUSE, PROPOSED GARAGE, SHED, PATIO, SIDEWALKS AND EXISTING DRIVEWAY WITH ADDED AREA FOR EXTRA GARAGE DOOR. 7,046 FT² EQUALS 22.27% OF PROPERTY IMPERVIOUS.

JOHN CATURIA 8077 RIVER ACRES RD
COTTAGE GROVE

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N ↓

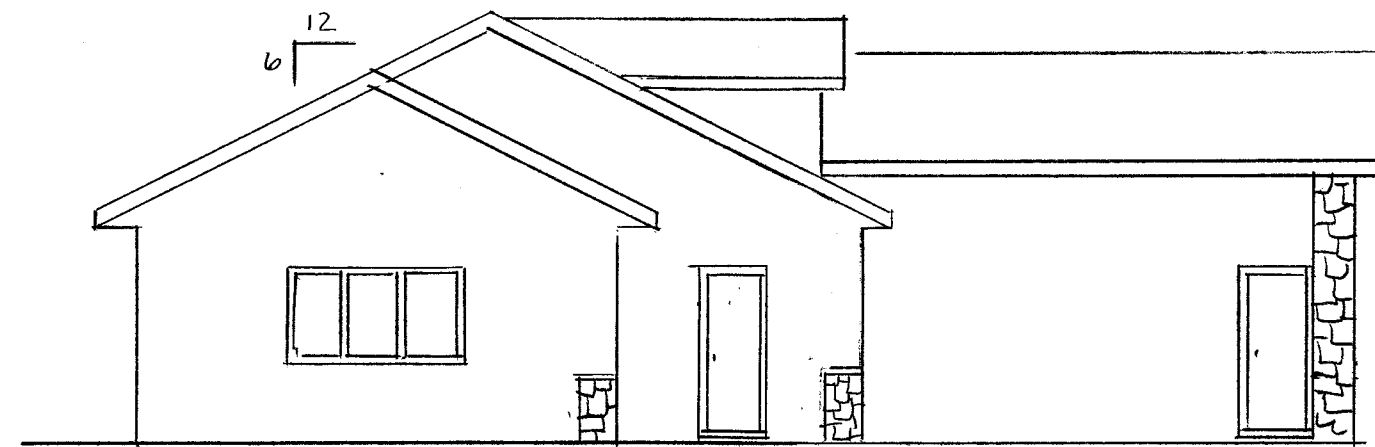


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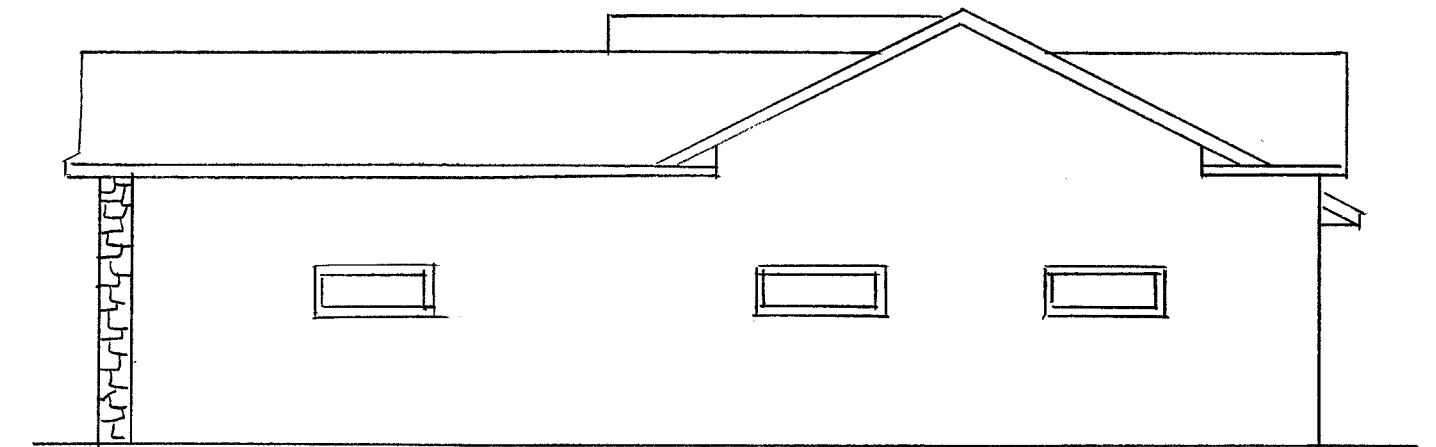
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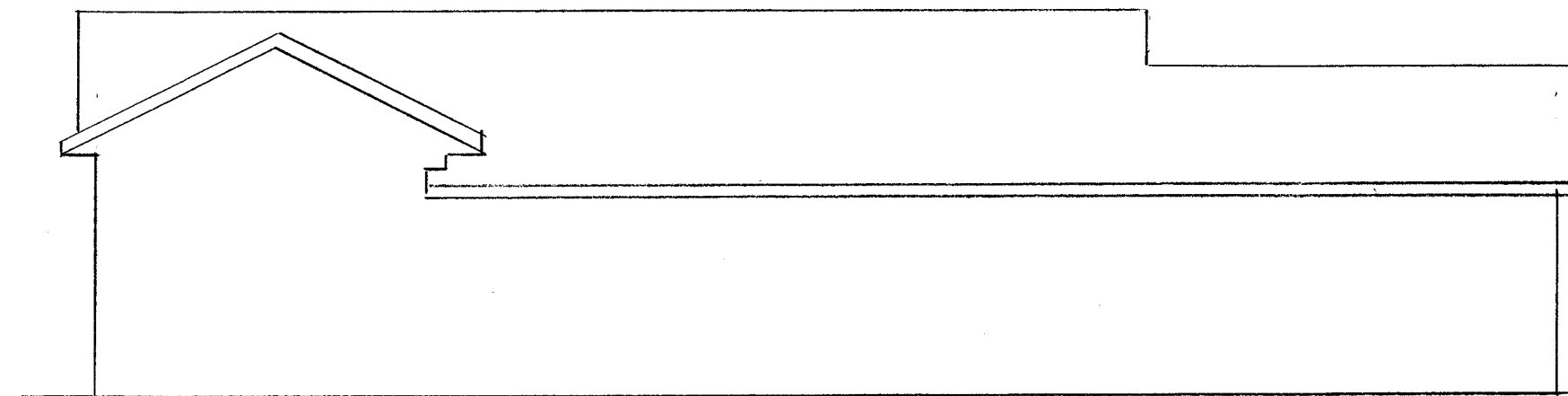
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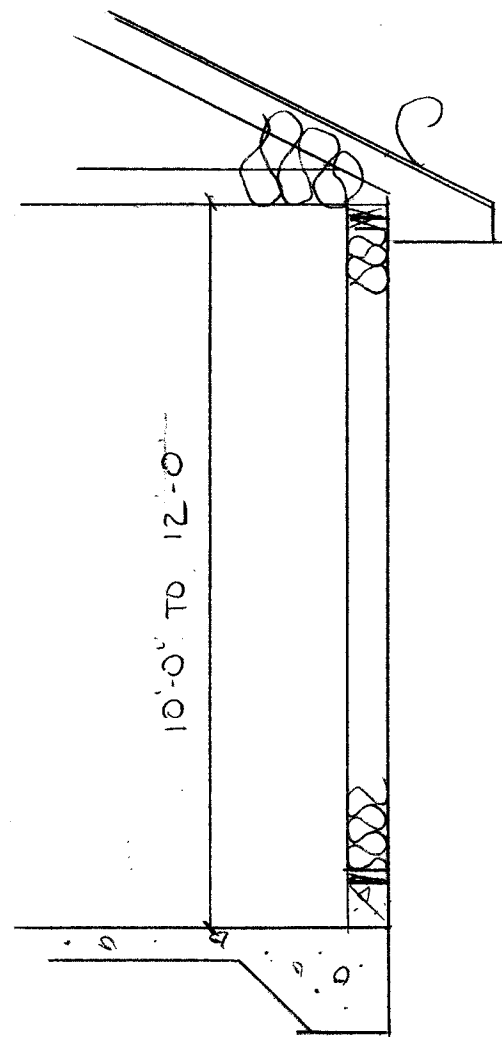
LEFT ELEVATION 13'-1-0"



RIGHT ELEVATION 13'-1-0"



REAR ELEVATION 13'-1-0"



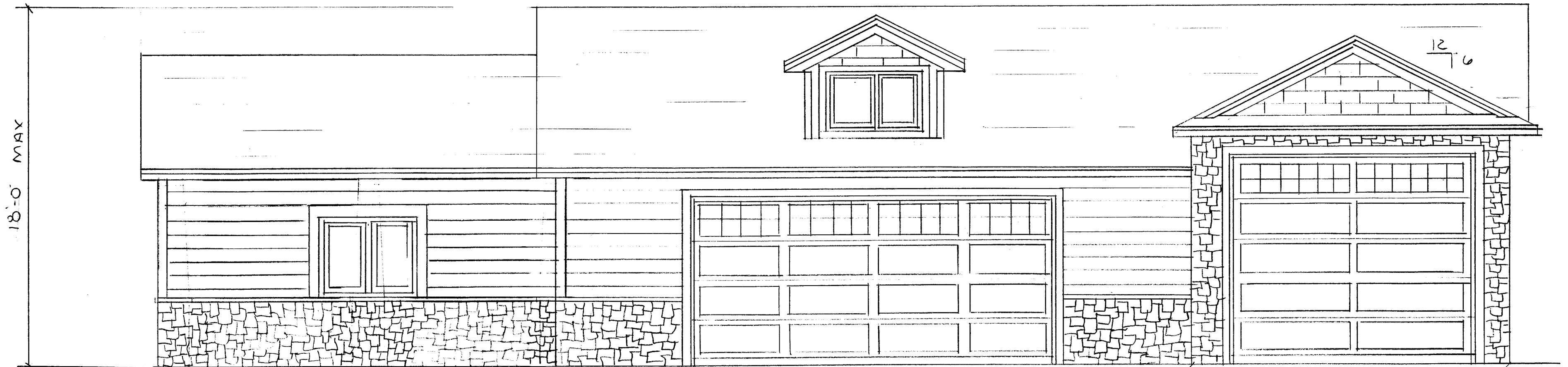
WALL SECTION 3'-8-1-0"

ASPHALT SHINGLE
15# FELT
1/2" OSB SHEATHING
MANE TRUSSES
2'-0" OC
INSUL. MIN R 49

ALUM SOFFIT: FASCIA
VENT 16" OC

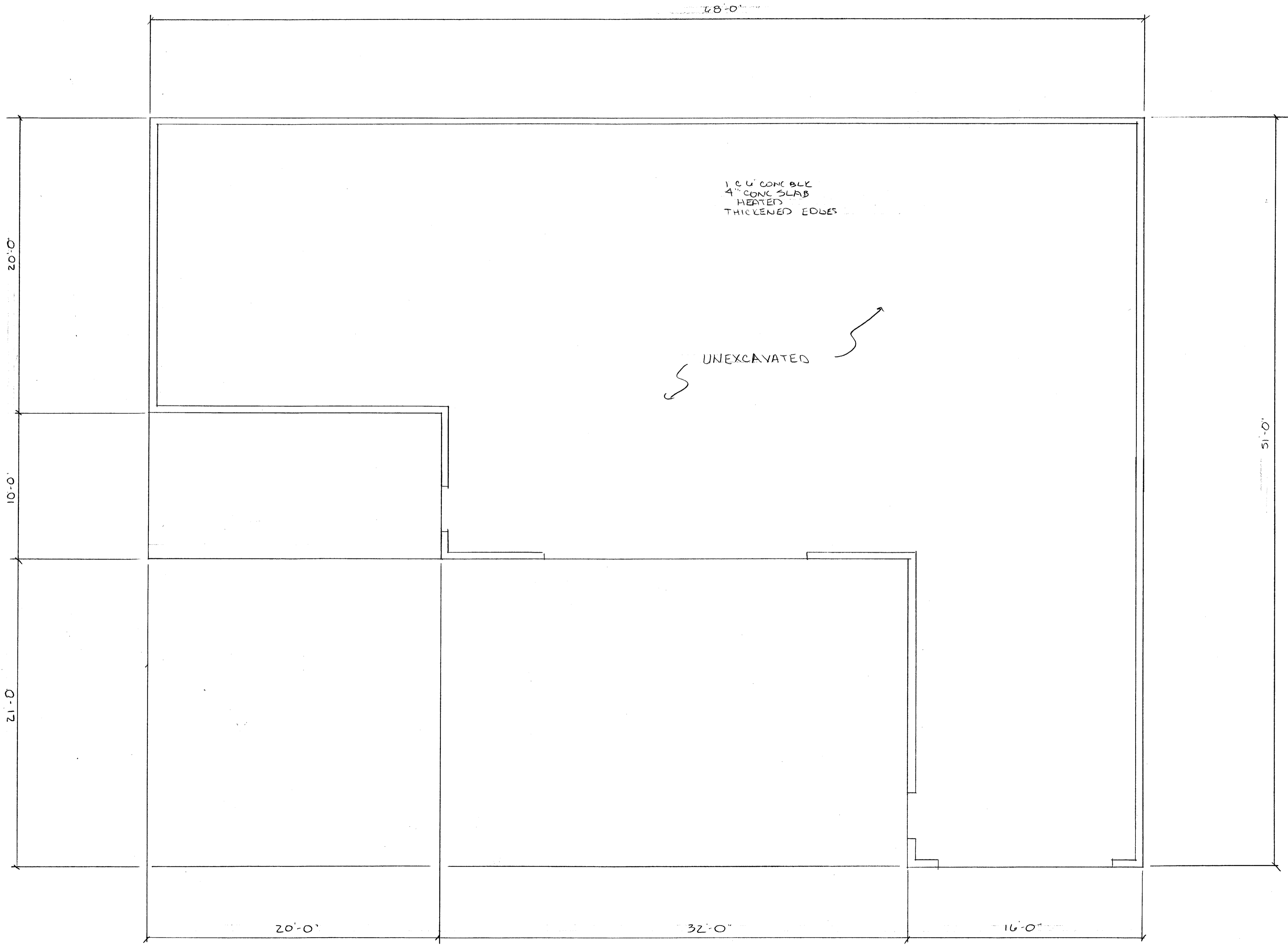
SIDING
7/16" LP SHEATHING
2x6 STUD
5/2" INSUL MIN R-21
4 MIL POLY
SHEATROCK 1/2"

1' 0" CONC BLK
4" CONC SLAB
THICKENED EDGES
2" RIDGED INSUL R-10
UNDER SLAB AND 2'-0" OUT



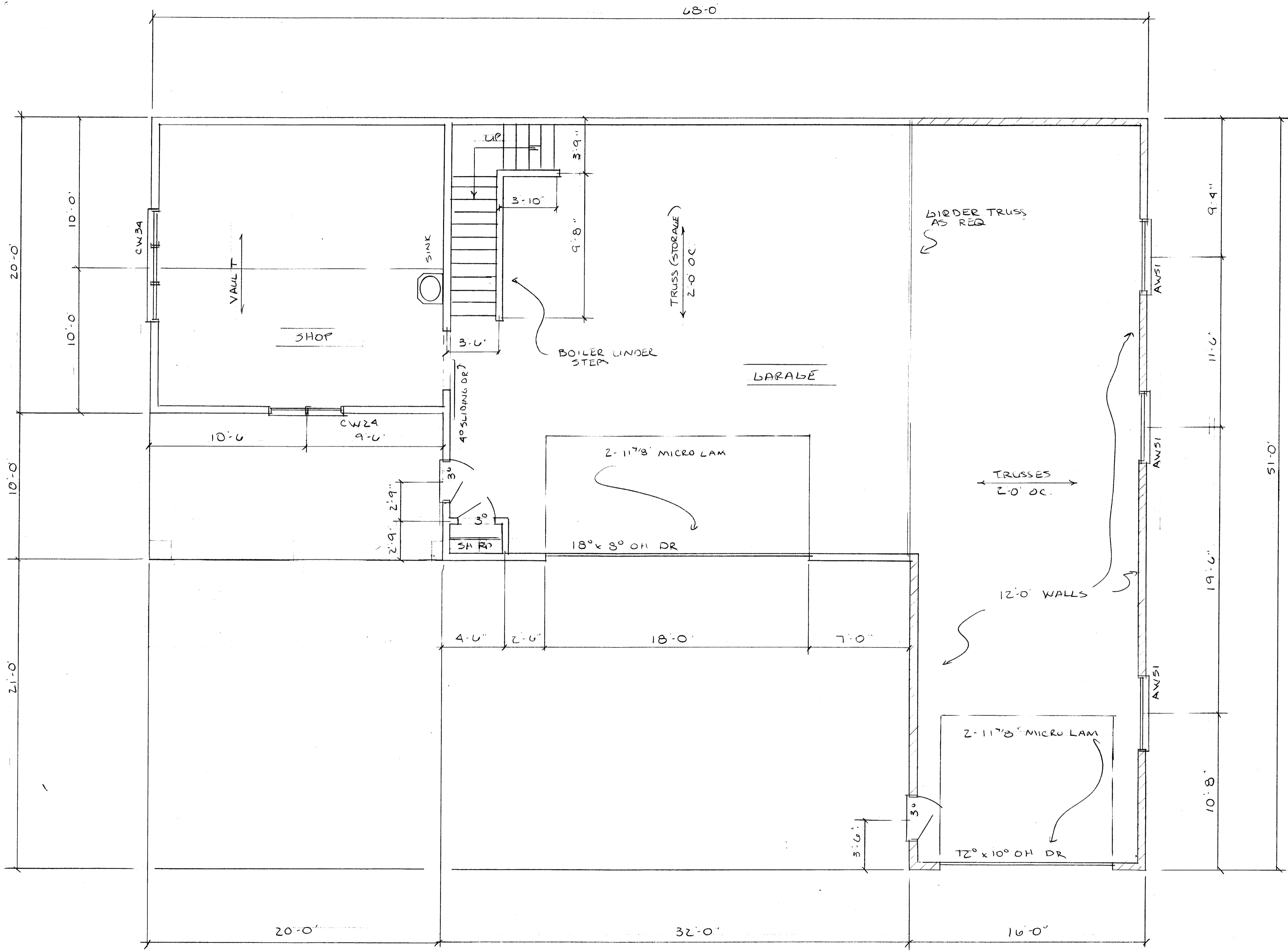
FRONT ELEVATION 14'-1-0"

JOHN SANDY CATURIA
5-12-24
REV 5-22-26



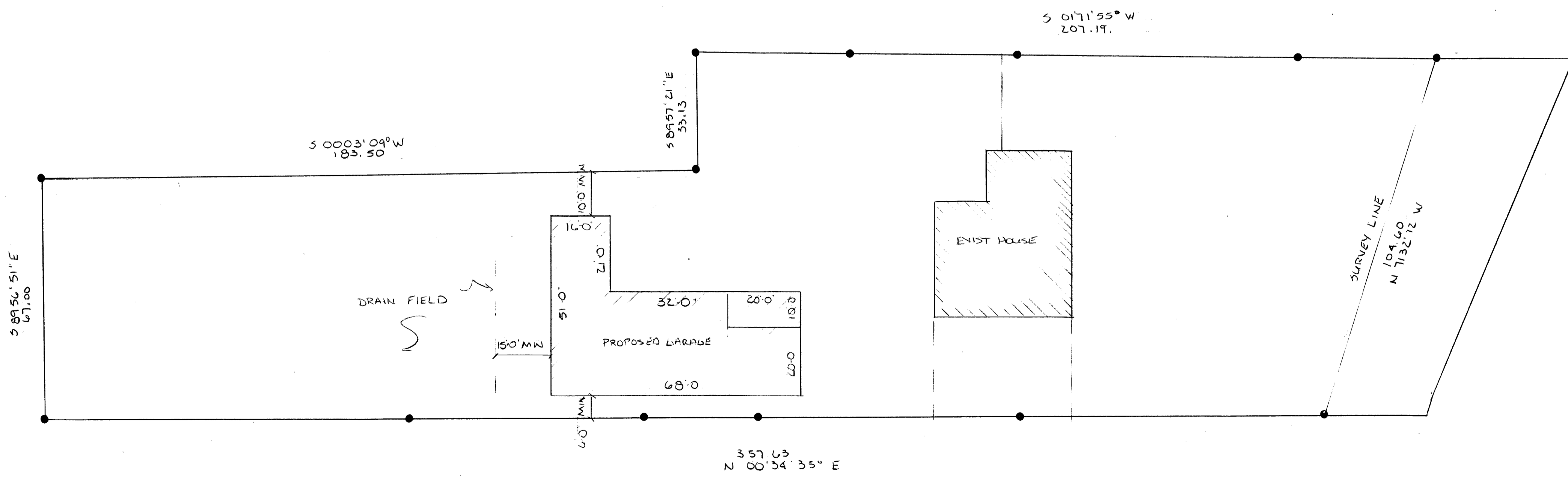
FOUNDATION PLAN 1/4" = 1'-0"

JOHN J. SANDY CATURIA
5-12-26
REV. 5-22-26



FLOOR PLAN 1/4" = 1'-0"

JOHN SANDY CATURIA
 5-16-24
 REV 5-22-24



SITE PLAN 20' = 1"0"

LOT 7, HOUSE'S RIVER ACRES
 CITY OF COTTAGE GROVE
 WASHINGTON COUNTY, MINNESOTA

JOHN SANDY CATURIA
 5-16-26

STAFF REPORT CASE: V2026-019

ITEM: 6.B

PUBLIC MEETING DATE: 6/22/26

TENTATIVE COUNCIL REVIEW DATE: 7/15/26

APPLICATION

APPLICANT: Gary and Colleen Millard

REQUEST: A variance from the required architectural materials for accessory structures in Residential Districts to construct an accessory structure with a metal exterior.

SITE DATA

LOCATION: 10590 East Point Douglas Road South

ZONING: R-1, Rural Residential

GUIDED LAND USE: Rural Residential

LAND USE OF ADJACENT PROPERTIES:

NORTH:

EAST:

SOUTH:

WEST:

CURRENT

Agricultural

Agricultural

Highway 61

Rural Residential

GUIDED

Agricultural

Agricultural

Highway 61

Rural Residential

SIZE: N/A

DENSITY: N/A

RECOMMENDATION

Denial, based on the findings of fact stipulated in this staff report.



COTTAGE GROVE PLANNING DIVISION

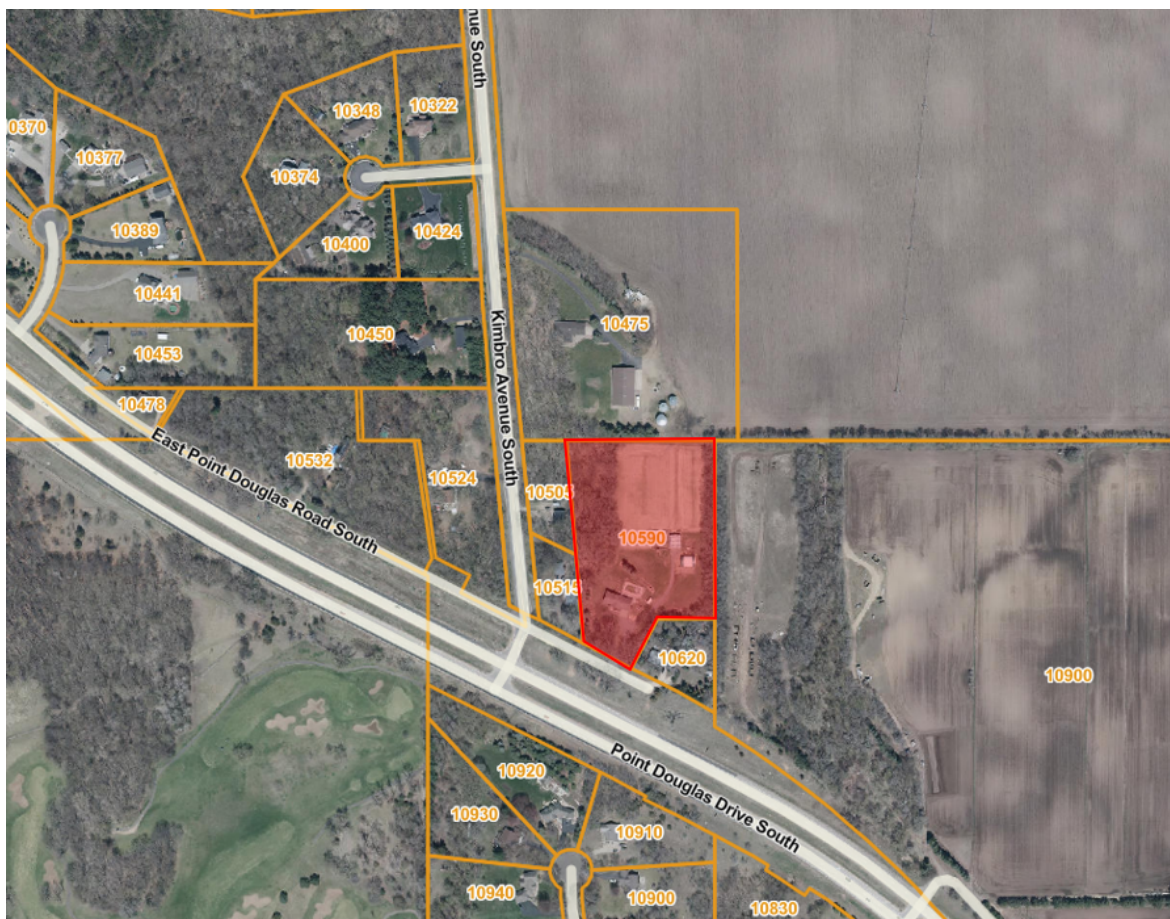
Planning Staff Contact: Samantha Pierret, Senior Planner; 651-458-2825; spierret@cottagegrovemn.gov

Application Accepted: 6/1/2026 60-Day Review Deadline: 7/31/2026

Planning Staff Report
Accessory Structure Exterior Materials
10590 East Point Douglas Road South
Planning Case No. V 2026-019
June 22, 2026

Proposal

Gary and Colleen Millard (Applicants/Property Owners), 10590 East Point Douglas Road South, have applied for a variance from the required architectural materials for accessory structures in Residential Districts to construct an accessory structure with a metal exterior.



Site Location

Review Schedule

Application Received: June 1, 2026
Application Accepted: June 1, 2026
Planning Commission Meeting: June 22, 2026
Tentative City Council Meeting: July 15, 2026
60-Day Review Deadline: July 31, 2026

Background

The subject site is a residential property outside the MUSA. The property consists of a dwelling constructed in 1983, loafing shed constructed around 1985, 960 square foot accessory shed constructed in 1985, and a hoop building with tarp/canvas covering constructed around 2022. Building permits were issued for all structures except the hoop building. In 1985, metal was an allowed exterior material for accessory buildings in the R-1 District.

Properties in the R-1 District are permitted to have two accessory structures totaling a combined 2,500 square feet. Agriculture activities and associated agricultural buildings are a permitted principal use in the R-1 zone; therefore, the loafing shed, which is currently used for pigs, is considered a principal use and does not count towards the maximum number of accessory buildings or the accessory building square footage allowance.



Existing Structures

The Applicant is proposing to replace the existing hoop building with a new 30-foot by 40-foot, 14-foot-tall accessory structure. The proposed structure will be utilized as a storage building for various personal items and some agricultural equipment such as tractors and a trailer. The Applicants have proposed to use a metal exterior on the accessory structure matching the existing

accessory shed, which requires variance consideration in Residential Districts. Principal buildings and accessory buildings in Residential Districts may use steel lap siding as exterior materials as it is weather-resistant and aesthetically comparable to vinyl lap siding or wood siding. The Applicant has requested to use metal commonly found on pole buildings.



Proposed Site Plan

Planning Considerations

Zoning and Comprehensive Plan

The property is currently zoned R-1, Rural Residential District. The site is currently guided as Rural Residential in the 2040 Comprehensive Plan. Rural Residential areas are areas outside of the MUSA boundary where cluster development is encouraged to preserve open space and natural amenities. The property is surrounded by land zoned R-1 to the west and south and land zoned Agricultural Preservation (AG-1) to the north and east.



Variance Requirements

With all variance requests, the Planning Commission must look to the zoning ordinance for guidance and direction. City Code Title 11-2-5: Variances, states the following:

A. Purpose. The purpose of the variance is to allow variation from the strict application of the terms of this Title where, by reason of the exceptional physical characteristics of the property, the literal enforcement of the requirements of this Title would cause practical difficulties for the landowner.

- F. Findings. A variance may be granted only when all of the following conditions are found:*
- 1. The variance is in harmony with the general purposes and intent of this Title.*
 - 2. The variance is consistent with the Comprehensive Plan.*
 - 3. The applicant for the variance establishes that there are practical difficulties in complying with this Title. “Practical difficulties,” as used in connection with the granting of a variance, means that all of the following must be found to apply:*
 - a. The property owner proposes to use the land in a reasonable manner for a use permitted in the zone where the land is located, but the proposal is not permitted by other official controls;*
 - b. The plight of the landowner is due to circumstances unique to the property and that are not created by the landowner; and*
 - c. The variance, if granted, will not alter the essential character of the neighborhood.*
 - 4. Economic considerations alone do not constitute practical difficulties.*

Variance – Exterior Materials

The Applicants have submitted a variance request for use of exterior architectural materials that do not align with the City’s code standards. Per City Code Title 11-3-5B, the exterior finish of accessory structures and garages over 200 square feet in Residential districts must consist of split face block, vinyl lap, or cement board materials that are complementary to the color palette of the principal structure. Steel lap siding is also allowed as it is visually similar to vinyl lap or wood siding products. Metal exterior finishes commonly found on pole buildings are permitted only in Agricultural districts per the City’s Zoning Code.

The current City code standards for accessory structure exterior finishes in the R-1 District were adopted in 2023. Prior to 2023, accessory buildings in the R-1 District were allowed to use metal exterior materials. As part of the 2023 code updates, metal was removed from the allowed exterior materials for accessory buildings in the R-1 District to ensure accessory building material consistency in all residential districts throughout the City.

The existing accessory structure with metal exterior was constructed prior to the 2023 zoning amendment (1985).

The Applicants have provided an explanation of why they believe the request would meet variance standards:

- 1. The Applicants indicated that their property is zoned R-1, Rural Residential, which allowed metal as an exterior material in previous iterations of the zoning code.*
- 2. The Applicants have indicated that constructing the desired building out of materials other than metal would cost a significant amount more to construct and maintain in the future.*
- 3. The Applicants have also indicated that buildings within the area have been constructed with metal exteriors on other properties that surround the Applicants' property.*
- 4. The Applicants have stated that the proposed metal exterior would match the existing building that was permitted in 1985 and create a cohesive look on the property.*
- 5. The Applicants have noted that the costs to construct a stick-built building with 14-foot side walls would be cost prohibitive as an engineer must be retained by the Applicants to calculate snow loads in compliance with building code requirements.*
- 6. The Applicants stated that the building will not be visible from public rights of way or surrounding properties due to existing vegetative cover.*

Findings

The findings of fact for a recommendation of denial that were considered during the review are as follows:

- A. The variance is not in harmony with the general purposes and intent of the Zoning Code to protect the health, safety, morals, comfort, convenience and general welfare of the public.
- B. The variance is not consistent with the Comprehensive Plan. The 2040 Comprehensive Plan identifies this parcel for rural residential use. Exterior materials for accessory structures in rural residential districts do not allow for metal. The property has been guided Rural Residential since the 2020 Comprehensive Plan (adopted in 1998). Prior to the 2020 Plan (2010 Plan from 1990 and 2000 Plan from 1980) the property was guided Agricultural.
- C. Accessory structures over 200 square feet in residential districts must be constructed with exterior materials listed per City Code Title 11-3-5B, which include wood, split face block, vinyl lap, steel lap, or cement board materials that are complementary to the color palette of the principal structure. The code does not allow for metal as an acceptable exterior

material in residential districts. This standard in the R-1 District has been enforced since the 2023 zoning code updates. Prior to the 2023 code updates metal was an acceptable exterior material in the R-1 District.

- D. Nonconforming uses, land structures, or buildings in the same district or other districts may not be considered grounds for issuance of a variance.
- E. The plight of the landowner is not due to circumstances unique to the property. Economic considerations alone do not constitute practical difficulties.

Public Hearing Notices

The public hearing notice for the June 22, 2026, Planning Commission meeting was published in the *Saint Paul Pioneer Press* and mailed to 13 property owners within 500 feet of the proposed project on June 3, 2026.

Recommendation

That the Planning Commission recommend that the City Council deny the variance request to allow the exterior materials of a proposed accessory structure to be located at 10590 East Point Douglas Road to be constructed of a non-compliant material based on the findings below:

- A. The variance is not in harmony with the general purposes and intent of the Zoning Code to protect the health, safety, morals, comfort, convenience, and general welfare of the public.
- B. The variance is not consistent with the Comprehensive Plan. The 2040 Comprehensive Plan identifies this parcel for rural residential use. Required exterior materials for accessory structures in rural residential districts do not allow for metal.
- C. Accessory structures over 200 square feet in residential districts must be constructed with exterior materials listed per City Code Title 11-3-5B, which include wood, split face block, vinyl lap, or cement board materials that are complementary to the color palette of the principal structure. The code does not allow for metal as an acceptable exterior material in residential districts. This standard has been implemented since the zoning ordinance was amended in 2023.
- D. The property has been guided Rural Residential since the 2020 Comprehensive Plan, which was adopted in 1998.
- E. Nonconforming uses, land structures, or buildings in the same district or other districts may not be considered grounds for issuance of a variance.
- F. The plight of the landowner is not due to circumstances unique to the property. Economic considerations alone do not constitute practical difficulties.

Prepared by
Samantha Pierret, AICP
Senior Planner

Attachments
Application



City of Cottage Grove
 Community Development Department
 12800 Ravine Parkway South
 Cottage Grove, MN 55016

Planning Division
 Telephone: 651-458-2827
 E-Mail: cgsuomittals@cottagegrovemn.gov
 Website: www.cottagegrovemn.gov

PLANNING APPLICATION

Applicant <i>GARY & Colleen MILLARD</i>		Contact Name (if different)			
Mailing Address (Street, City, State ZIP) <i>10590 E Point Douglas Rds. Cottage Grove MN 55016</i>					
Preferred Telephone Number <i>612 382-6688</i>		Email Address <i>g.millard55@gmail.com</i>			
Property Owner <i>SAME</i>		Contact Name (if different)			
Mailing Address (Street, City, State ZIP)					
Preferred Telephone Number		Email Address			
Property Address/Location <i>SAME</i>		Property Identification Number			
Legal Description					
Type of Application: (check all that apply to your proposal)					
<input type="checkbox"/>	Minor Subdivision	\$500 + \$2,000 escrow	<input type="checkbox"/>	Conditional Use Permit	\$565 + \$5,000 escrow
<input type="checkbox"/>	Preliminary Plat	# of Lots: \$565 + \$50 per lot/unit + \$15,000 escrow	<input type="checkbox"/>	Interim Conditional Use Permit	\$565 (annually) + \$5,000 escrow
<input type="checkbox"/>	Final Plat	# of Acres: \$360 + \$100 per acre + \$5,000 escrow	<input checked="" type="checkbox"/>	Variance (pre-construction)	\$300
<input type="checkbox"/>	Site Plan Review	\$500 + \$5,000 escrow	<input type="checkbox"/>	Variance (post-construction)	\$925
<input type="checkbox"/>	Comprehensive Plan Amendment	\$670 + \$55 GIS fee + \$2,500 escrow	<input type="checkbox"/>	Administrative Conditional Use Permit	\$565 + \$5,000 escrow
<input type="checkbox"/>	Zoning Amendment	\$665 + \$2,000 escrow	<input type="checkbox"/>	Administrative Site Plan Review	\$500 + \$5,000 escrow
<input type="checkbox"/>	Planned Unit Development (PUD)	\$900 + \$2,000 escrow	<input type="checkbox"/>	Easement & Public Right-of-Way Vacation	\$360.00
<input type="checkbox"/>	Sketch Plan Review	# of Acres: \$205 + \$5,000 escrow	<input type="checkbox"/>	Other Applications	See Fee Table
Description of Proposal (If more space is needed, please attach a letter describing your request): <i>Steel Exterior for Accessory Bldg.</i>					
<p>Acknowledgment and Signature: By submitting this signed application, the applicant and property owner agree to provide the City with all necessary information including plans, surveys, drawings, and other materials necessary to process and examine this request. The applicant and property owner also agree to pay all fees and escrows at the time of application and again whenever accounts are deficient. The applicant and property owner also agree to allow City staff, City Council, and Planning Commission members access to the property where the planning consideration is being requested.</p>					
Signature of Applicant: <i>Gary Millard</i>			Signature of Property Owner: <i>SAME</i>		
Date: <i>JUNE 1, 2026</i>			Date:		

VARIANCE APPLICATION – RESPONSE TO ORDINANCE CRITERIA

The Planning Commission and City Council may recommend a variance from the strict application of the zoning ordinance, if they find that your application meets the findings below. Please provide a DETAILED response to all of the following findings:

1. The variance is in harmony with the purposes and intent of this title. Please circle: Yes No

2. The variance is consistent with the comprehensive plan. Please circle: Yes No

3. The proposal puts the property to a reasonable use. Please explain.

Consistent with the other building on the property
The building need to be steel & size to use for storage
of stock trailer.

4. There are unique circumstances to the property not created by the landowner. Please identify these circumstances.

Because of the Musa like all property needs to be 40
Acres unless already plotted out. All property surrounding
us is mostly Agr Cultural. Shed would not be visible
from ROAD.

5. The conditions upon which an application for a variance is based are unique to the parcel of land for which the variance is sought and are not applicable, generally to other property within the same zoning classifications. Please list the conditions that are unique.

The property is located among all agricultural
property.

6. The purpose of the variance is not based exclusively upon a financial hardship. Please circle: Yes No

But if denied we would not be able to put up a new building

7. The granting of the variance will not be detrimental to the public welfare or injurious to other land or improvements in the neighborhood in which the parcel of land is located. Please circle: Yes No

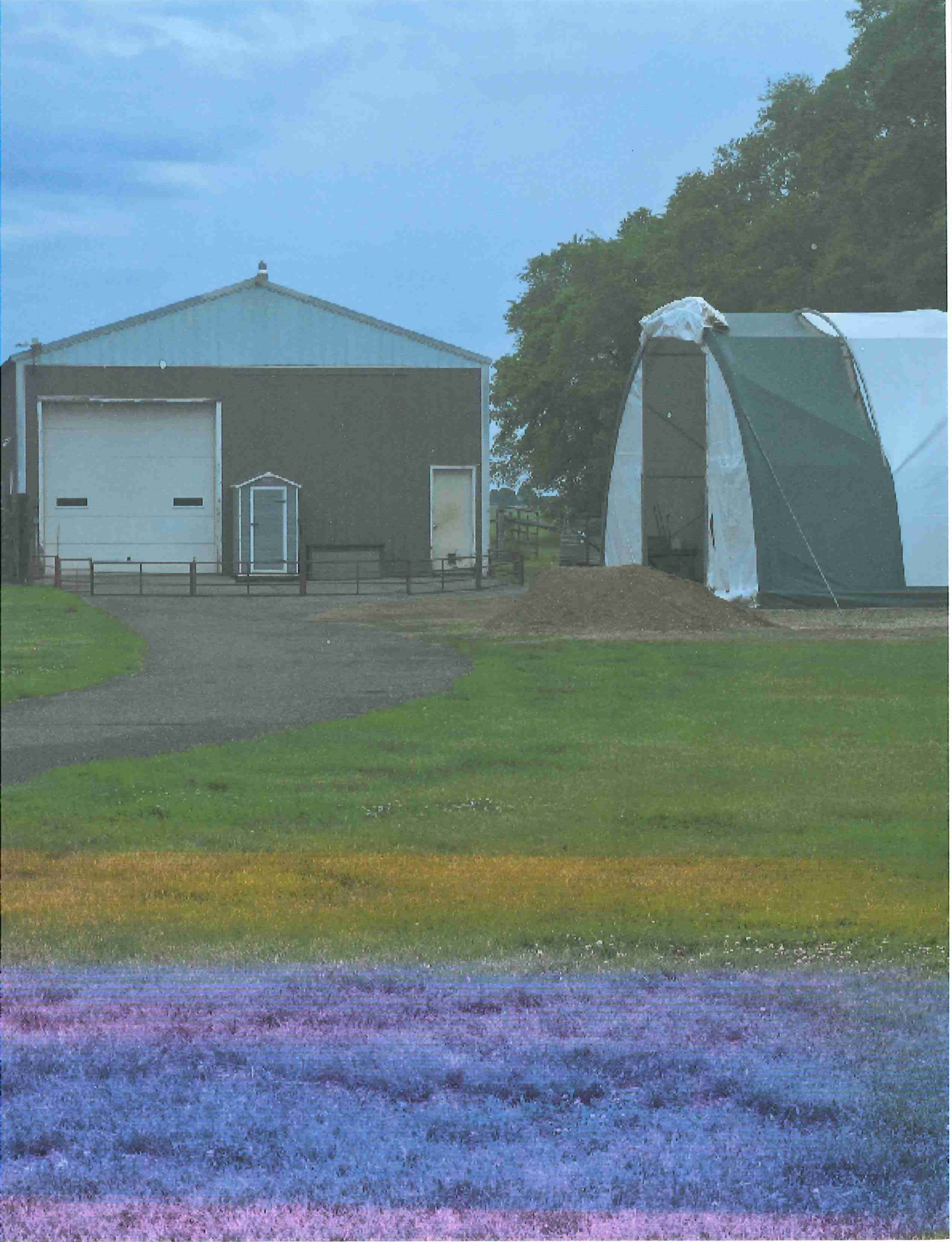
8. The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety. Please identify any potential impact the requested variance may have.

The building would not be visible to neighbors.

Economic hardship is not regarded by the Courts as a reason for approval. Neighborhood support or opposition, without any basis of facts, is not regarded by the Courts as reason for either approval or denial.

Applicant Name: Colleen F. M. HARRIS

Case #: _____





Date: 12/15/2025 - 2:43 PM

Design Name: Post Frame Design

Design ID: 311452464068

System V Estimate ID: 7856

Estimated price: \$13,263.16*

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

MEYARDS

Design & Buy™ POST FRAME

How to recall and purchase a saved design at home

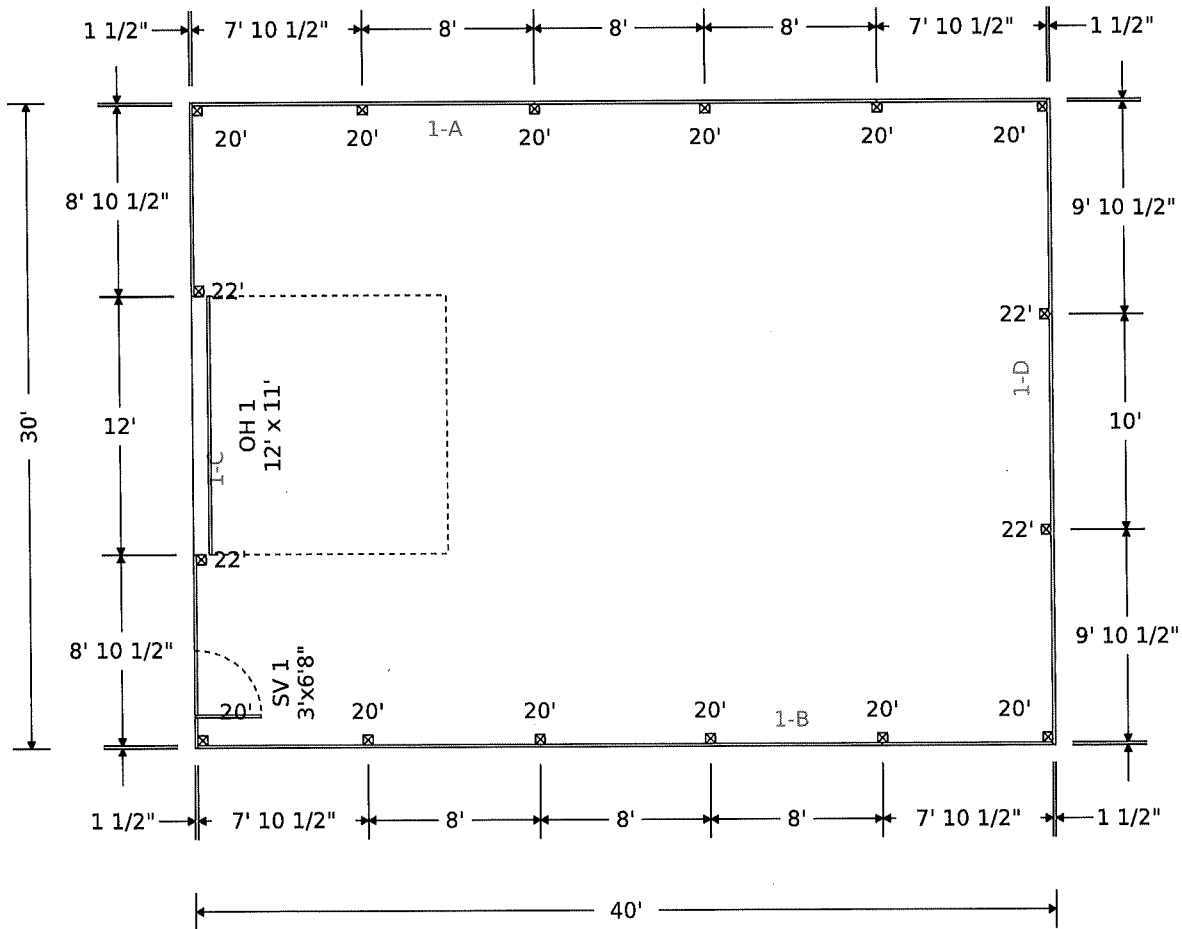


- OR**
1. On Menards.com, enter "Design & Buy" in the search bar
 2. Select the Buildings Designer
 3. Recall your design by entering Design ID: 311452464068
 4. Follow the on-screen purchasing instructions

How to purchase at the store

1. Enter Design ID: 311452464068 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions.

(FLOOR PLAN

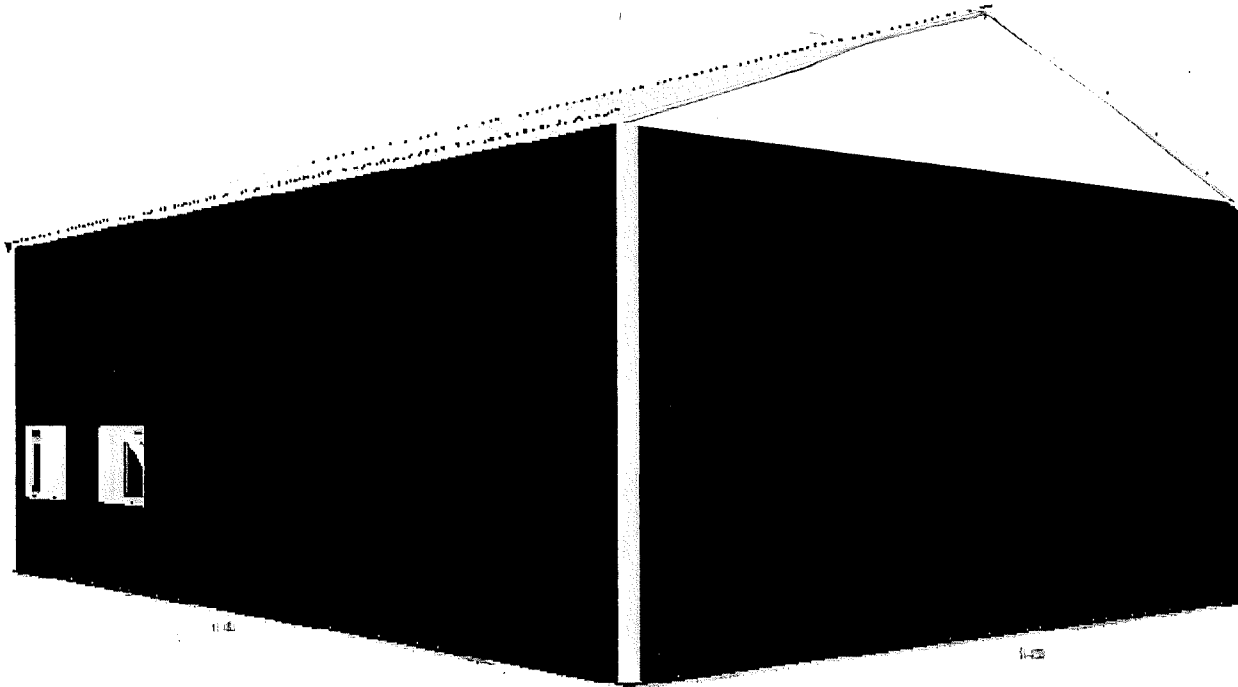
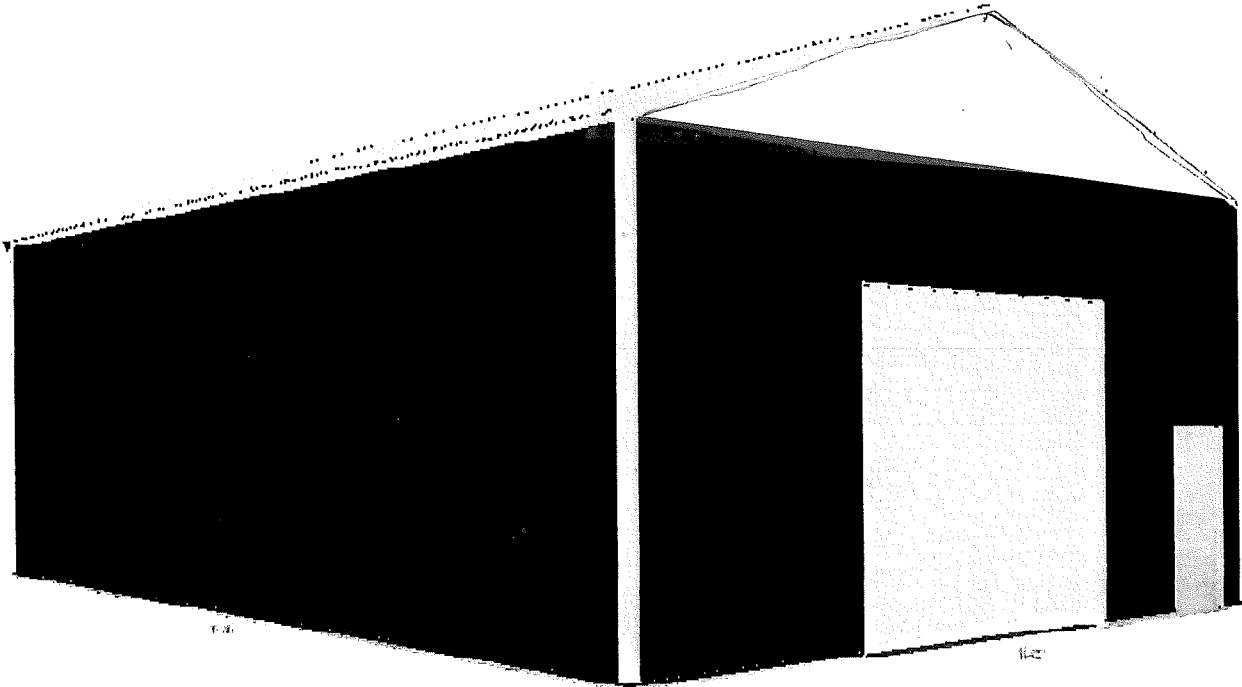


Design #: 311452464068
Estimate #: 7856
Store: COTTAGE GROVE



Post Frame Building Estimate
Date: Dec 15, 2025, 2:43:35 PM

Elevation Views





Building Information

1. Building Use:	Code Exempt
2. Width:	30 ft
3. Length:	40 ft
4. Inside Clear Height:	14 ft
5. Framing Type:	Post Framing
6. Floor Finish:	Dirt / Gravel
7. Post Embedment Depth:	4 ft
8. Footing Pad Size:	14 in x 4 in (Pre-cast)

Wall Information

1. Post Spacing:	8 ft
2. Post Type:	Posts
3. Girt Type:	Flat
4. Exterior Wall Panel:	Pro-Rib
5. Exterior Wall Color:	Brown
6. Trim Color:	White
7. Gable Accent:	No
8. Sidewall A Eave Light:	None
9. Sidewall B Eave Light:	None
10. Wall Fastener Location:	In the Flat
11. Bottom Trim:	Yes
12. Eave Trim:	Yes
13. Gradeboard Type:	2x8 Treated Gradeboard

Interior Finish

1. Wall Insulation Type:	None
2. Wall Liner Type:	None
3. Roof Condensation Control:	None

Roof Information

1. Pitch:	4/12
2. Truss Spacing:	8 ft
3. Roof Type:	Pro-Rib
4. Roof Color:	White
5. Ridge Options:	Universal Ridge Cap
6. Roof Fastener Location:	In the Flat
7. Endwall Overhangs:	0 ft
8. Sidewall Overhangs:	0 ft
9. Skylight Size:	None
10. Ridge Vent Quantity:	None
11. Ceiling Liner Type:	None
12. Purlin Placement:	On Edge
13. Ceiling Insulation Type:	None

Accessories

1. Outside Closure Strip:	Premium Vented
2. Inside Closure Strip:	Standard
3. Gable Vent Type:	None
4. Cupola Size:	None
5. Gutters:	No
6. End Cap:	No
7. Snow Guard:	No
8. Mini Print:	Email Only

Design #: 311452464068
Estimate #: 7856
Store: COTTAGE GROVE



Post Frame Building Estimate
Date: Dec 15, 2025, 2:43:35 PM

Doors & Windows

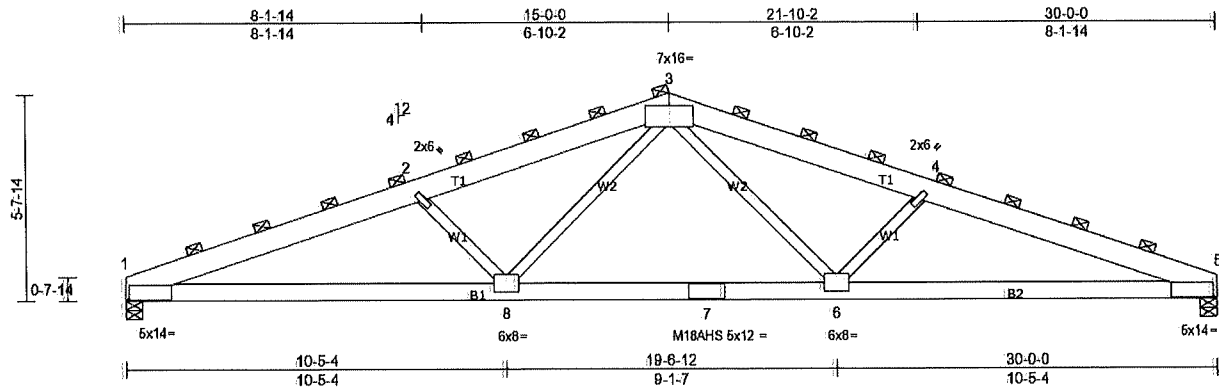
Name	Size	Wall
Window	48"x36"	1-B
Window	48"x36"	1-B
Overhead Door	12' x 11'	1-C
Service Door	36"x80"	1-C

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTREC0794293	P3035NEW	Common	1	1	

Midwest Manufacturing, Eau Claire, WI

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Scale = 1:49.8

Plate Offsets (X, Y): [1:0-6-14,0-2-8]; [5:0-6-14,0-2-8]

Loading	(psf)	Spacing	8-0-0	CSI	DEFL	in	(loc)	I/defl	L/d	PLATES	GRIP	
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.79	Vert(LL)	-0.42	6-8	>838	240	MT20	244/190
Snow (Ps/Pg)	28.4/50.0	Lumber DOL	1.15	BC	0.82	Vert(CT)	-0.57	6-8	>624	180	M18AHS	186/179
TCDL	4.0	Rep Stress Incr	NO	WB	0.78	Horz(CT)	0.19	5	n/a	n/a		
BCLL	0.0	Code	IBC2018/TPI2014	Matrix:R								
BCDL	5.0											Weight: 191 lb FT = 0%

LUMBER

TOP CHORD 2x8 SP 2400F 2.0E
 BOT CHORD 2x6 SP 2400F 2.0E
 WEBS 2x4 SPF Stud *Except* W2:2x4 SPF No.2

BRACING

TOP CHORD 2-0-0 oc purlins (2-7-10 max.).
 BOT CHORD Structural wood sheathing directly applied or 7-2-4 oc bracing.

REACTIONS (lb/size) 1=4414/0-5-8, (min. 0-3-13), 5=4414/0-5-8, (min. 0-3-13)
 Max Horiz 1=213 (LC 11)
 Max Uplift 1=-920 (LC 7), 5=-920 (LC 8)
 Max Grav 1=4609 (LC 2), 5=4609 (LC 2)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 1-2=-10624/2115, 2-3=-9244/1845, 3-4=-9244/1846, 4-5=-10624/2117
 BOT CHORD 1-8=-1964/8767, 7-8=-1106/8878, 6-7=-1106/8878, 5-6=-1818/8767
 WEBS 2-8=-2434/801, 3-8=-499/2959, 3-6=-501/2959, 4-8=-2434/803

JOINT STRESS INDEX
 1 = 0.99, 2 = 0.84, 3 = 0.93, 4 = 0.84, 5 = 0.99, 6 = 0.80, 7 = 0.84 and 8 = 0.80

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCCL=2.4psf; BCDL=3.0psf; h=25ft; Cat. I; Exp C; Enclosed; MWFRS (envelope); cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
- TCLL: ASCE 7-16; Pr=30.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pg=50.0 psf; Ps=28.4 psf (Lum DOL=1.15 Plate DOL=1.15); Is=0.8; Rough Cat C; Fully Exp.; Ce=0.9; Cs=0.94; Ct=1.20; Unobstructed slippery surface
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- Dead loads shown include weight of truss. Top chord dead load of 6.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
- As requested, plates have not been designed to provide for placement tolerances or rough handling and erection conditions. It is the responsibility of the fabricator to increase plate sizes to account for these factors.
- All plates are MT20 plates unless otherwise indicated.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 920 lb uplift at joint 1 and 920 lb uplift at joint 5.
- This truss is designed in accordance with the 2018 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

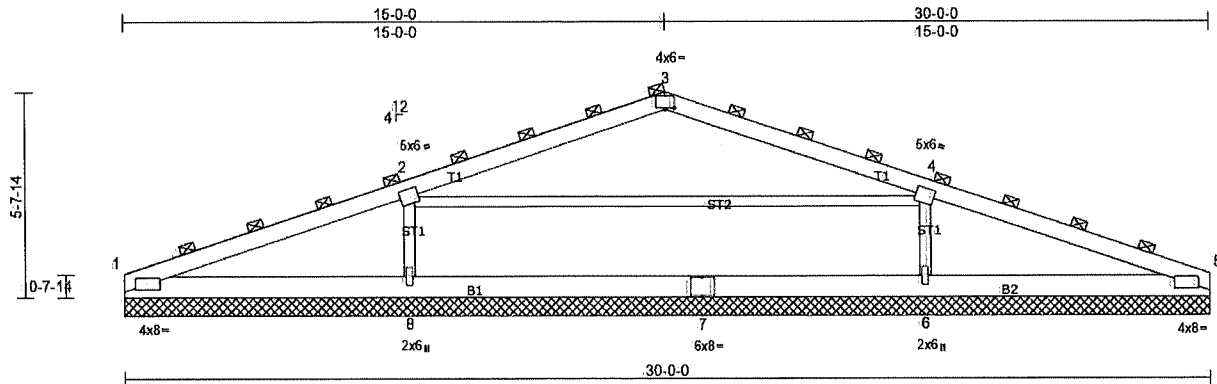
Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTREC0784200	P30E	GABLE	1	1	

Midwest Manufacturing, Eau Claire, WI

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Page: 1

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Scale = 1:50

Plate Offsets (X, Y): [3:0-3-0,0-0-7]

Loading	(psf)	Spacing	4-0-0	CSI	DEFL	in	(loc)	I/defl	L/d	PLATES	GRIP	
TCLL (roof)	35.0	Plate Grip DOL	1.15	TC	0.88	Vert(LL)	n/a	-	n/a	999	MT20	197/144
Snow (Ps/Pg)	28.4/50.0	Lumber DOL	1.15	BC	0.52	Vert(TL)	n/a	-	n/a	999		
TCDL	4.0	Rep Stress Incr	NO	WB	0.36	Horiz(TL)	0.03	5	n/a	n/a		
BCLL	0.0	Code	IBC2018/TPI2014	Matrix-S								
BCDL	5.0											

Weight: 167 lb FT = 15%

LUMBER

TOP CHORD 2x6 SP No.1
 BOT CHORD 2x8 SPF No.2
 OTHERS 2x4 SPF Stud *Except* ST2:2x4 SPF No.2

BRACING

TOP CHORD 2-0-0 oc purlins (5-1-5 max.).
 BOT CHORD Structural wood sheathing directly applied or 10-0-0 oc bracing.

REACTIONS All bearings 30-0-0.

(lb) - Max Horiz 1=89 (LC 12)
 Max Uplift All uplift 100 (lb) or less at joint(s) except 1=155 (LC 8),
 5=156 (LC 9), 6=360 (LC 13), 8=361 (LC 12)
 Max Grav All reactions 250 (lb) or less at joint(s) except 1=980 (LC 2),
 5=980 (LC 2), 6=1745 (LC 17), 8=1745 (LC 16)

FORCES

(lb) - Max. Comp/Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 1-2=1575/202, 2-3=1612/306, 3-4=1612/305, 4-5=1575/201
 BOT CHORD 1-8=136/1328, 7-8=136/1328, 6-7=136/1328, 5-6=136/1328
 WEBS 2-8=1457/379, 4-6=1457/378

JOINT STRESS INDEX

1 = 0.75, 2 = 0.25, 2 = 0.59, 3 = 0.43, 4 = 0.26, 4 = 0.59, 5 = 0.75, 6 = 0.42, 7 = 0.69, 8 = 0.42, 9 = 0.59 and 10 = 0.59

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-16; Vult=105mph (3-second gust) Vasd=83mph; TCCL=2.4psf; BCCL=0.6psf; h=25ft; Cat. I; Exp C; Enclosed; MWFRS (envelope); cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
- Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
- TCCL: ASCE 7-16; R=35.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pg=50.0 psf; Ps=28.4 psf (Lum DOL=1.15 Plate DOL=1.15); Is=0.8; Rough Cat C; Fully Exp.; Ce=0.9; Cs=0.94; Ct=1.20; Unobstructed slippery surface
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
- Gable requires continuous bottom chord bearing.
- Vertical gable studs spaced at 7-10-4 oc and horizontal gable studs spaced at 2-0-0 oc.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 154 lb uplift at joint 1, 155 lb uplift at joint 5, 360 lb uplift at joint 8 and 359 lb uplift at joint 6.
- This truss is designed in accordance with the 2018 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.
- Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.

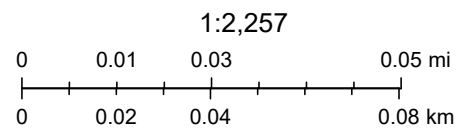
LOAD CASE(S) Standard

Map Title



6/1/2026, 11:31:58 AM

- Streets
- - - City Limits
- ▭ Parcels



Cottage Grove



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

April 27, 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

Fisher called the April 27, 2026 Planning and Zoning Commission Meeting to order at 7:00 p.m.

2. ROLL CALL

Bhat called the roll: Pradeep Bhat-Here; Ken Brittain-Here; Jessica Fisher-Here; Eric Knable-Here; Brad Madison-Here; John Stechmann-Here; Terrence Woodman-Here.

Members Absent: None

Staff Present: Emily Schmitz, Community Development Director; Samantha Pierret, Senior Planner; Max Erickson, Planner; Kelly Becker, Associate Planner; Alanna Sobottka, Assistant City Engineer; Justin Olsen, City Council Liaison; Dave Clausen, City Council Member.

3. APPROVAL OF AGENDA

Bhat made a motion to approve the agenda. Woodman seconded. The motion was approved unanimously (7-to-0 vote).

4. OPEN FORUM

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

5. CHAIR'S EXPLANATION OF THE PUBLIC HEARING PROCESS

Fisher 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, she 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. The City Council will act on agenda Items 6A and 6B at their meeting on Wednesday, May 6, and the City Council will act on agenda Items 6C and 6D at their meeting on Wednesday, May 20.

6. PUBLIC HEARINGS AND APPLICATIONS

A. Kimbro Shed - Case V2026-011

David Lincoln has applied for two Variance requests to permit an addition to an existing detached garage within the front yard and to reduce the side yard setback to 10 feet from the north property line at 10200 Kimbro Circle. The requests require a Variance to Title 11-3-5, which requires accessory structures to be behind the principal structure and requires a 20-foot setback to side lot lines for accessory structures in the R-1, Rural Residential District.

Becker summarized the Staff Report and recommended Approval, based on the Findings of Fact and subject to the Conditions Stipulated in the Staff Report.

Fisher asked if the Applicant would like to add anything further. Lincoln replied no, but would be happy to answer any questions.

Fisher asked if anyone on the commission had any questions for staff before we go to the Public Hearing; none were asked.

Fisher said she'd open the Public Hearing, but noted Becker had mentioned we'd received multiple letters today; one from Darren Husaby, a second from Mike Dorniden, and a third from Paul Preblich, which will be entered into the Public Record and which we have all reviewed.

With that, Fisher Opened the Public Hearing on this Variance Application. Fisher said if you would like to speak for or against this Application, you may step to the podium now. Please state your name and address for the record. We will limit comments to three minutes, just to make sure that everyone has ample time to speak.

Paul Preblich stated one of the letters is mine. I wanted to make an appearance and say what I have to say. If I run over three minutes, you can just stop me. I'm here to formally oppose the requested Variances. My wife and I have owned our property for over 20 years. We were drawn to the neighborhood because of its consistent character, which is defined by the architectural style of the homes, established setbacks, and cohesive aesthetics that has been preserved over time. The proposed construction of a 1,600 plus square-foot garage in the front yard would materially alter that character. Due to its size and location, the structure would be highly visible and inconsistent with the established development pattern, thereby diminishing the visual harmony of the neighborhood and potentially impacting surrounding property values. In addition, the requested Variance raises significant concerns regarding the impacts to adjacent natural features. The proposed location of the structure would place it within approximately ten feet of my mature Spruce treeline. Construction activity, including excavation in such close proximity, poses a substantial risk of damage to the root system and overall health of these trees, which have been an established and valuable component of the landscape for over two decades. I would also like to emphasize that the objection is not to the construction of the accessory building itself. The property owners, David and Mel, have been valued neighbors, and I do not oppose their desire to construct a garage. Rather, my objection is specifically to the proposed front yard placement and the need for multiple Variances to accommodate. When I purchased my property, I anticipated the possibility of constructing an accessory structure in the future. Accordingly, I considered the placement of existing utilities, including well and septic system, to ensure that any improvements could be completed in compliance with applicable regulations without requiring a Variance or compromising neighborhood aesthetics. Similarly, other property owners within the neighborhood, who have constructed accessory buildings in recent years have done so in a manner consistent with the established standards and overall character of the community. Furthermore, I have spoken with nearly all property owners on Kimbro Circle. With those whom I have spoken with expressed opposition to the proposed location of the structure, but not to the construction of the garage itself. For the reasons stated above, I respectfully request that the Planning and Zoning Committee vote to deny the Variance as currently proposed and encourage David to consider alternative locations or designs that are consistent with the existing character and development standards of the neighborhood. Fisher said thank you and asked Mr. Preblich to give his address for the record; he replied mine is 10176 Kimbro, I'm the north neighbor, I'm on the northern line, so David and Mel are here, and we're right there. Fisher said perfect, thank you so much, we appreciate your time. Mr. Preblich said that's all I have to say.

Fisher asked if anybody else had comments or questions about this particular item.

My name's Jake Laritz, 10100 Kimbro Circle. As somebody who's also got a property with septic issues, drainfield being in the way, slopes, I support their planning. It sounds like they're going to do everything they can to not disrupt any wildlife or wildlife nests or any trees. Sometimes you're stuck, you don't have much of an option on where you've got to put stuff. It sounds like they're doing the right thing to try to find a spot that it works. So, that's all I have. Fisher replied all right, thank you for your time.

Fisher asked does anybody else have anything they want to say, for or against the Application?

My name's David Lincoln, 10200 Kimbro Circle South. I think Paul brought up a few points, which he had written in his letters, which are, I think, very valid points in general. However, he didn't spend the time, and I spent time with the City's plan review, looking over everything to make sure there wasn't another viable way to do it; unfortunately, there's not. If this doesn't get approved, then we won't be able to put an alternative shed there. There's a reason why it was approved the first time. While we're asking for two Variances, essentially the first Variance was already approved; and I feel like given the fact that none of the circumstances have improved since then and, in fact, in some sense have gotten worse because the garage structure was built, which limits us even more, there's no real reason in my mind why it wouldn't be approved the second time. I understand that

we are going to be encroaching closer to our property line than before, but it still is our property line, and we're not moving onto his lot or anything like that. We talked with Kelly in the City and asked what is our minimum, what is our maximum, and we're having to ask for our minimum just to make sure that we're within allowable limits, but it's very likely that we're actually going to be, have a larger distance from the property line than what we're proposing at this point. Additionally, the concern with the mature trees, I think to be quite frank is nonsense. We're trying to preserve all the trees that we can. Paul has gone through and pretty much clear cut his entire property, and so us, my wife and I, trying to preserve everything that we can, I think we have two legs that we're standing on pretty firm with that one. Regardless, we're not even removing, there's actually three lines of pine trees: Two staggered ones that are planted over on Paul's side, and an additional one that's planted over on our side. That being said, we're trying to preserve even the ones that we have on our side, which that being said, we're 30 feet from his tree lines. There's no pine tree on the planet that has a root system like that. Additionally, building a garage like this is not a full foundation, which means we're not clear cutting down and digging out roots and stuff like that. We'll dig just 12 inches into the lowest part of the earth, put in our slab-on-grade foundation, and build on top of that, and nothing really gets harmed. The only reason we asked to modify some of the trees is just to make sure that they're not rubbing on the side of the garage, and the trees can continue to grow up and above it. One we might actually have to remove as the other day the top of it was actually rotten and fell down, but we're even going to try to preserve that one, if possible. So, I don't know if there's anything else I need to address, but I think I covered it, so. Fisher said sounds good, thank you very much. Mr. Lincoln said thank you, appreciate it.

Fisher asked if there were any audience members who would like to speak for or against the Application? No one else spoke. Fisher closed the Public Hearing.

Fisher said now is the time for commissioners, if you have questions, now is your chance.

Bhat said I do have a question on the question on the statement that was shown in the application, but when I look at the Site Plan, are you going to build an additional driveway for the new construction? Because the Site Plan mentions a driveway. Fisher asked Bhat are you asking Kelly or are you asking the owner? Bhat replied I think anyone can take this question, it's not particular to the owner. Becker replied I can address. Yes, the Applicant does have a driveway approach shown to garage doors facing the Right-of-Way; that would be reviewed with a Building Permit. Currently, we have a 20-foot setback to the property line for the garage as well, so a temporary approach, such as gravel or pavers, which can easily be removed, would be a viable option at this point. Should the Code change in the future, asphalt would be permitted at that location. Bhat said and when I look at the picture and the other pictures, I do also see the trees in front, so would they be, at that point, with the coming picture, be removed? Mr. Lincoln said maybe I need to clarify the question. Are you asking a question if whether or not the trees are going to have to be modified in the future for the driveway, or? Bhat replied if you are going to build a driveway, would that then entail removal of the trees? Mr. Lincoln replied, no, not at all. So, the way the property line goes, I don't know if there's, is there a way to show the actual lot line? There, perfect. So, where the lot line goes around the trees, you can kind of see how the trees have a belly; so, they start on the corner and then swing out and go back. The driveway would kind of follow that so they would be outside of that farther. So, there'd be some green space before you'd get to the trees, and then it would just widen off into the, kind of swing over into the garage door, but the trees would all be maintained. Bhat said okay, thank you.

Stechmann said this is a question for Kelly, I think. He asked, so, Kelly, in this little development, are there other properties that have more than one accessory building on it? Becker replied yes, Commissioner Stechmann, you can see the property to the north does have two accessory structures; those are behind the principal structure and they are within a permitted total square footage allowed in that District. Stechmann asked and are they viewable from the street, when you're standing kind of in the center of the cul-de-sac? Becker replied yep, I believe the property owner has supplied a photo of the view from the road. Mr. Lincoln asked should I bring that up? Okay, these are pictures from a little farther away and a little closer up. You can see that its a pole barn, and their complaint, this is actually Paul, the one that was here, and his complaint is that its an eyesore, but I would argue that even though his garage is technically compliant, its off to the side and behind, and its clearly, from the road you can see it the whole way, but there's a couple of pictures there. Fisher said we can take your word for that. I think that Kelly did touch on, too, and had some pictures in her presentation that there were other structures in the immediate area that were before the principal structure, correct? I think you could go through your pictures. So, yeah, so there are some examples of those structures closer to the road than the principal structure. Stechmann asked and in this picture on the right-hand side, the one that's furthest back, do you know the size of that accessory structure in the back there? Becker replied yep, so, we reviewed that earlier today, that the larger building in the back is about 1,600 square feet, and the smaller building in the front is about 800 square feet. Stechmann said okay, so, the larger one would be comparable to the proposed one in this proposal, about the size? Becker replied combined together, those would be comparable to the proposed size. Stechmann said right, thank you.

Madison said my question is were there any objections to the original Variance when it was requested? If there's any history of that, I don't know. Becker replied I'm unsure of that, we would have to go back and check the record.

Fisher said I think I just wanted to make a comment about a previous Variance, if there was any; I mean, it was approved, so we have to go with the fact that it was approved, right? Emily wanted to weigh in on that, maybe. Director Schmitz replied Madam Chair, Commissioners, I was just going to indicate to Kelly's point, so, it was reviewed and approved, obviously, at that time, Commissioner Madison. We would have to go back and review the meeting minutes to better understand some of the questions or concerns that might have been presented; however, none of those were outlined in the Staff Report at that time.

Fisher said okay, last call for any questions from the commission before I look for a motion; none were asked. Fisher said okay, seeing none, I'll look for a motion on the application.

Stechmann made a motion to approve the Variances to locate an accessory structure addition in the front yard, with a reduced side yard setback of 10 feet at 10200 Kimbro Circle, based on the findings of fact and subject to the conditions stipulated in the staff report. Woodman seconded. The motion was approved unanimously (7-to-0 vote).

B. Hohenstein Low Potency Hemp Edible Warehouse/Wholesale - Case CUP2026-014

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.

Pierret summarized the staff report and recommended approval based on the findings stipulated in the Staff Report. The Applicant is also here to answer any questions you might have.

Fisher asked if the Applicant wished to add anything to the presentation, and Fisher said I'm getting a no, thank you.

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

Fisher asked if any commissioners had questions for staff or the Applicant, and none were asked. Fisher said with that, I will look for a motion.

Brittain made a motion to approve and recommend that the City Council approve the Conditional Use Permit for a Lower Potency Hemp Edible Warehouse and Wholesale Operation at 8301 95th Street South, subject to the conditions stipulated in the Staff Report. Bhat seconded. The motion was approved unanimously (7-to-0 vote).

C. Geneva Meadows 2nd Addition - ZA2026-010 & PP2026-010

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.

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

Fisher asked if the Applicant was here, Erickson replied he was. Fisher asked if he wished to add anything.

Steve Trosky, with Lennar, 16355 36th Avenue North, Plymouth, Minnesota. Thank you, Mr. Erickson, he did a great job on this. I always say this when we're here, but happy to be back in Cottage Grove, 22 new home sites, we're excited about the area. We think it's a great product for the community, we're hearing a lot of good feedback about the area. So, with that, I'm happy to answer any questions you may have about Geneva Meadows 2nd. Fisher replied awesome, thank you very much.

Fisher opened the Public Hearing.

My name is Karen Hamer, and I live at 6123 85th Street, which is the property that they're going to sell or deed it to us. Will they add taxes to that property, up to the lot? Because our property is already, I mean, I'm on disability, and I'm having a hard time paying property tax as it is. So, how much more taxes would it add to the property is what I'm wondering because I'm not sure. I mean, it's kind of useless land because you can't really do anything with it, but it adds onto my property, of course. Fisher said okay, do you have other comments, too? Typically, we kind of take all the questions and then we come back to all of them. Ms.

Hamer said no, that's about it, that's all I wanted to know. Fisher said okay, perfect. Ms. Hamer said and I'd like to keep the woods, you know, that's behind there. I like to feed the deer and they do come in my yard, they come back there. There's two that come to my yard every night, and if I don't have the food out there, they look at me, like hey, where's the food, lady? Fisher said thank you for your comments. I've got your question, and we'll address it after everyone has a chance to speak. Thank you.

My name is Amanda Perren, I am at 6177 85th Street South, I'm not sure if this is the right place to say this, but have you guys considered the speeding on that road? I like development, fine, we're not going to change that. It is already a racetrack on that road. If anybody has driven down, it is a straight shot, there are no stop signs. With 66 homes going in St. Paul Park, and now these 23 here, we are right on the end, next to the refinery building. We have even offered our driveway to the police; we've spoken to St. Paul Park, we've spoken to Cottage Grove, multiple phone calls. So, if you guys could just keep that in mind when you're doing your planning, start to do something because it is a, it's a safety hazard, 65 miles an hour with those motorcycles, everything. So, thank you. Fisher replied thank you for your comments.

Fisher asked is there anybody else in the audience wishing to speak for or against the application? No one else spoke. Fisher closed the Public Hearing.

Fisher asked if Erickson would like to come back up to the podium and address the questions regarding the taxes and the speeding on the road.

Erickson said yes, Madam Chair, I'd like to defer to Emily. I'm unsure about the tax, I'm not sure how that's determined, if that's the County level, or? Director Schmitz replied Madam Chair, Commissioners, so the value will be determined by the County for that area. What I will say, however, is it is encumbered by an easement, and I do understand that the County will take that into consideration as they determine the value of that particular area as it pertains to the tax overall for the lot. I would be cautious to say but likely it would be minimal given the encumbrance of that easement. However, I will say again it is up to the County Assessor to determine that value. Fisher said okay, thank you.

Erickson said Madam Chair, Members of the Commission, in terms of the speeding, staff have reached out to the Police Department. A police sergeant has gotten back to us with some information that they had forwarded, so all of our traffic cars are aware that there is additional speeding. That stretch has been added to their speed data collector list, so they're going to try to track more of that and see what's going on over there. They know they have a few speed signs, but we're only limited to a few that are being used all over; so, intermittently, they're going to be used on there as well. They've indicated that they've also forwarded this to the St. Paul Park Police Department, which also patrols that, as it's right on the boundary as well. Fisher replied okay, thank you very much.

Fisher said with that, do any of the commissioners have any questions for staff?

Bhat said so, this is regarding the access to the construction. I don't see that the neighboring Geneva Meadows 1st Addition is not built yet, it looks like an empty place right now. So, would those Lincoln Avenue and Summit Avenue, are they going to be built first so that these lots can be built at the same time? Erickson replied yeah, Commissioner Bhat, so one of the requirements is we're not going to allow the use of the Geneva Avenue stretch as part of construction parking. So, they will be using the Geneva 1st roads to get access to this new area, and I believe that is under construction as we speak. I can forward it to the developer to see what stages they're at with the 1st as well. Bhat said okay, thank you. I mean, in the pictures, I couldn't make out whether it's under construction or not. Thank you.

Fisher asked if there were any other questions from the commissioners; none were made.

Fisher said I have a couple comments. This is my neck of the woods, too, I live on 85th Street as well, and the speeding is definitely an issue. Actually, before I was on the Planning Commission, I came to a City Council meeting and stood up there and was terrified, but it is, it's a humungous problem, and so, I appreciate that some conversations have already been started. But that's something that I'm pretty passionate about, too, for 85th Street, so thank you for coming and using our Public Hearing to bring that to our attention, too. And then I do know, since it is my neck of the woods, they're in the process of constructing those roads through Geneva 1st, so it's in process just from what I see. Fisher said with that, are there any other questions for staff or for the Applicant? None were asked. Fisher said all right, if not, I would look for a motion.

Bhat made a motion to approve the Zoning Amendment to change the zoning of the subject property from R-1, Rural Residential, to R-3, Single-Family Residential, and approve the Preliminary Plat for a residential subdivision to be called Geneva

Meadows 2nd Addition, subject to stipulations in the Staff Report. Woodman seconded. The motion was approved unanimously (7-to-0 vote).

B. Kwik Trip - Cases PP2026-013, CUP2026-013, & SP2026-013

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.

Pierret summarized the Staff Report and recommended approval based on the findings stipulated in the Staff Report. We received one email comment earlier today that was at your chairs this evening. With that, the Recommendation is on the screen before you, and the Applicant is here to answer any questions that you may have.

Fisher asked if the Applicant would like to speak; please state your name and address for the record at the podium. Thank you.

Good Evening, Madam Chair and Commissioners, Lisa Watson, 9900 Dellridge Road, Bloomington, MN, 55425. As Sam presented, this would be our second opportunity in Cottage Grove, our first one will be complete in this upcoming year, but appreciate this opportunity. This is our second opportunity to present a full-size Gen 3 Kwik Trip Store, an opportunity to provide 25-to-40 new jobs. Obviously, a new opportunity for customers in the southern metro that has a gap in the coverage, and we look forward to being a second store as a part of your community. Fisher replied thank you very much.

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

Fisher asked if there were any questions from commissioners for either staff or the Applicant; none were asked.

Fisher said I think this particular one here for this Kwik Trip, I mean, we've seen one before, they're always very thorough. I don't have any questions, so I think it's a great application, and I think it's nice that there's room to expand, more things could be on that corner. I will reiterate, too, what Samantha said, we did receive a letter that she talked about; we do have that, and that will be entered into the Public Record as well.

Fisher said if there is no further discussion or questions, I would look for a motion.

Woodman made a motion to approve the Preliminary Plat, Conditional Use Permit, and Site Plan Review for the proposed Kwik Trip to be located on Highway 61 and Highway 95, subject to the conditions stipulated in the Staff Report. Knable seconded. The motion was approved unanimously (7-to-0 vote).

7. APPROVAL OF MINUTES

A. Approval of the March 23, 2026, Planning Commission Meeting Minutes.

Brittain made a motion to approve the March 23, 2026, Planning Commission Meeting Minutes. Stechmann seconded. Motion passed unanimously (7-to-0 vote).

8. REPORTS

A. RECAP OF APRIL 1 AND APRIL 15, 2026, CITY COUNCIL MEETINGS

Schmitz provided a recap of the actions taken at the April 1 and April 15 City Council meetings:

April 1: I just had one item to note that was on the Consent Agenda for Council to review, and that was the Comprehensive Plan Amendment for the Ravara Trails Project on the east side of Keats Avenue. As you recall, there was a small portion of that proposed development on our Land Use Map that was identified as High Density, and the Applicant was proposing a lower density across the entirety of the site. As in the past, we have typically averaged on these projects; however, the Met Council guided us to ensure that that Land Use Map completely and accurately met the proposed density on that project. So, we ensured that that project could continue to move forward, and the Council approved that Comprehensive Plan Amendment; to date, the Met

Council has also approved that Comprehensive Plan Amendment. So, that developer will continue to move forward towards a Final Plat application.

April 15: Schmitz said there were just two items to note, those Ordinance Amendments that we send your way every year as we continue to try to make sure that our Zoning Code is staying up to date was approved by the Council. Also, the River Bend Preliminary and Final Plat down there on Grey Cloud Trail, creating a new buildable lot on their parcel for a new home, was approved.

Schmitz said with that, Council Member Olsen, I will pass it your way for anything to add that perhaps I've missed.

Council Member Olsen said well, thank you very much. I don't think you missed anything, but there are a couple things that I just want to make the commission aware of. For those who maybe have been living under a rock for the last several weeks, it was announced earlier this month that our Public Safety Director and Chief of Police, Pete Koerner, has retired from his position. We wish Pete all the best in his retirement. He certainly has served the community well for a good long time, in fact, 34 years of service to the City of Cottage Grove, starting as a Community Service Officer, a C.S.O., and working his way up through the ranks of regular police officer to sergeant to captain, and then ultimately becoming our Public Safety Director and Chief of Police. Pete definitely is leaving a lasting legacy that he can be very proud of, and one of the things that is part of that legacy is his dedication to succession planning and developing his team. Pete will be replaced in the interim by former Captain and now Interim Public Safety Director Brad Petersen. We're very excited for Brad to take on that position and have no question that he will continue to help the department evolve, as it has over the last number of years, taking many of the things that former Director Woolery and then Director Koerner have put in place, and putting his own stamp on those things. So, the community can be very proud of the work that Pete has done and confident in the work that Brad Petersen will do as our new Public Safety Director.

I also wanted to mention that April is Volunteer Appreciation Month, and I think I saw most of you at the Volunteer Banquet this year at River Oaks, I hope you had a nice time. It's definitely something that we look forward to every year as it is our opportunity to say thank you to all of the people who serve on our various volunteer commissions and in volunteer capacities across our City on a day in and day out basis. I want to express congratulations once again to our Volunteer of the Year, Dan Harrison, who serves as the President of the Cottage Grove Athletic Association. Dan's been a friend of mine for a really long time, and is married to a wonderful lady, who I went to high school with; he and his family have done an awful lot for the City of Cottage Grove over the years that they've lived here. Dan was an excellent choice as Volunteer of the Year this year. We were also grateful to honor the group from Basic Needs as the Volunteer Group of the Year this year. Basic Needs, of course, serves the community in a variety of different ways with their thrift store, and they also have their free market for people who are challenged with food insecurity on a regular basis, amongst many, many other things that they do to serve the residents of Cottage Grove and South Washington County. So, congratulations to them and once again, thank you to all of the dedicated volunteers, including yourselves, who serve the City so well. We very much appreciate that.

And, of course, I am always available for questions from the commission if there's anything that you wanted to ask or are curious about. We do have a little bit of business to do before we adjourn the meeting today, but before we get to that, I'm going to obviously open the floor up to you if there's anything else you'd like to discuss.

Fisher said thank you very much. Does anyone have any questions for Council Member Olsen tonight? None were asked. Fisher said thank you very much. Council Member Olsen said perfect, well then let's get to the business at hand.

Council Member Olsen said I would like to join Commissioner Knable to join me in front, and why don't the rest of you come down as well. Since we are lucky to have another Council Member in the audience this evening, Council Member Clausen, I'm going to ask him to join us as well.

Council Member Olsen said for those of you who are not aware, Commissioner Knable, Eric, is leaving the commission. As sometimes happens with our volunteer commissioners, life gets in the way, and sometimes we find that we have to reorganize our priorities and take care of some things that might otherwise not have been in place when we first joined the commission. Eric has served our commission proudly since 2019, so we are extremely lucky that we had him for that stretch of time, and definitely would like to keep him around. And who knows? Maybe he'll come back another day when he has some more time on his hands, but being that today is his last meeting, I wanted to just recognize his service and read a little something from the plaque here that he will walk out with this evening. It says: *"This is presented to Eric Knable in appreciation of your dedicated service to the City of Cottage Grove Planning Commission. Your service began in 2019."* We'll just say we're going to put it on pause in 2026, we won't say it ends, right? Because we just never know. Obviously, this is just a small token of our appreciation

for the work that you have done over that time, and we'd love to hear a few words from you about maybe what the future holds and your thoughts about your time on the commission.

Commissioner Knable said I just want to say a big thank you to everybody. Staff, you guys have been fantastic in my time up here, always professional, those reports you give us are accurate and amazing. So, thank you very much for that. I think some of my core memories will come back from like COVID when we started talking about that apartment complex, and we were here on our computers until whatever midnight, 12:30 in the morning, that will happen, and just all the growth that we've had as a City, over at least my seven years, and I've been here since 1992, when I first moved in. So, it's just amazing, the growth of the community, and I was proud to be a part of it.

Council Member Olsen said well, this is for you, and handed him his plaque, and we're going to get a picture here in a minute, but thank you again for all of your hard work and effort as a Planning Commissioner. Everyone applauded. Council Member Olsen said I know it's not easy all the time, especially when those big, thick packets show up and you have to work your way through those, and you have to make sure that you're reading all the various nuances of each development. And you're right, our staff does a terrific job, but you've been a great asset to our community and to the commission, and again, we want to thank you. Let's get a great picture here. Director Schmitz took a photo of everybody. Council Member Olsen said all right, thank you very much. We'll let you return to your seat for one final piece of business. Thank you, Chair.

Fisher said all right, thank you, Council Member Olsen. We'll miss you, Eric.

B. RESPONSE TO PLANNING COMMISSION INQUIRIES - None.

C. PLANNING COMMISSION REQUESTS - None.

9. ADJOURNMENT

Knable made a motion to adjourn the meeting. Madison seconded. Motion passed unanimously (7-to-0 vote). The meeting was adjourned at 8:10 p.m.