

**City of Cottage Grove
Planning Commission
February 26, 2024**

The Regular Meeting of the Planning Commission was held at Cottage Grove City Hall, 12800 Ravine Parkway South, Cottage Grove, Minnesota, on Monday, February 26, 2024, in the Council Chamber and telecast on Local Government Cable Channel 16.

Call to Order

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

Roll Call

Members Present: Pradeep Bhat, Jessica Fisher, Evan Frazier, Eric Knable

Members Absent: Ken Brittain (Excused)
Derek Rasmussen (Excused)
Emily Stephens (Excused)

Staff Present: Emily Schmitz, Community Development Director; Riley Rooney, Associate Planner; Tony Khambata, City Council Liaison

Approval of Agenda

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

Open Forum

Frazier opened the open forum and asked if anyone wished to address the Planning Commission on any non-agenda item. No one spoke. Frazier closed the open forum.

Chair's Explanation of the Public Hearing Process

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

Public Hearings and Applications

6.1 Lot Split at 9826 East Point Douglas Road - MS2024-006

Al Stewart has applied for a minor subdivision to subdivide the existing 13.95-acre parcel located at 9826 East Point Douglas Road into three separate parcels. The applicant is proposing to: Retain a 3-acre parcel for the existing R-1, Rural Residential, property; Dedicate a 2.48-acre parcel along East Point Douglas Road for right-of-way; and an 8.48-acre parcel

to be acquired by Washington County for the expansion of the Cottage Grove Ravine Regional Park.

Rooney summarized the staff report and recommended approval subject to the conditions stipulated in the staff report, along with a further condition she spoke about.

Fisher asked so the right-of-way that's being dedicated, is that because that road is going to be reconstructed and widened or is that just a technicality to dedicate that way? Rooney replied yes, typically with any kind of developable parcel at the point that there is a development on the land later, they include that as part of the right-of-way so that could potentially be a road reconstruction, but she deferred to Schmitz for that answer. Schmitz clarified as a part of lot splits or developments of parcels and properties, we always try to acquire that right-of-way. As we think long term, at such time we might need to improve or expand those roadways, so we do acquire that right-of-way when or if we can.

Frazier asked if at this time there was anything the applicant would like to add.

Al Stewart, 9435 Kimbro Avenue, Cottage Grove, stated no, I didn't really have a lot to add. When I purchased the property, I intended to try to let the county buy everything but the three acres, and I worked with Emily on that. I did know that we could divide, there would be an additional three lots, but we chose not to. I know we'd make more money on that, but ultimately, I would like to see the county have that and they were real nice to work with. The Bailey Nursery farmers are renting the house seasonally, for six months out of the year, and then it sits empty. I'm still personally maintaining it, so eventually it'll end up into the park. I kind of made a deal with the park on it, so that's where it's at.

Frazier opened the public hearing. No one spoke. Frazier closed the public hearing.

Fisher stated it seems pretty straightforward to me.

Frazier stated I agree. I'm glad that it's working where the county is getting what they would like, we're getting our right-of-way so we can make sure that in the future, if we need to get to things, it's going to work out, and it sounds like the property owner is on board with it, too.

Fisher made a motion to approve the minor subdivision to create three parcels at 9826 East Point Douglas Road South, subject to the conditions stipulated in the staff report, with the added condition that Rooney spoke about. Knable seconded. Motion passed unanimously (4-to-0 vote).

Approval of Planning Commission Minutes of January 22, 2024

Knable made a motion to approve the minutes of the January 22, 2024, Planning Commission meeting. Fisher seconded. Motion passed unanimously (4-to-0 vote).

Reports

8.1 Recap of February City Council Meetings

Schmitz provided a summary of actions taken at the February 7 and February 21, 2024, City Council meetings.

Khambata stated it's really nice to have a short meeting every once in a while. First of all, I'd like to congratulate Evan Frazier on his reappointment as Chair of the Planning Commission; I extended that offer, and he accepted. I look forward to having you in that position and offering sound guidance for several more years. Khambata stated other than that, I'm open for questions; none were asked.

Frazier asked Schmitz about the Mississippi Dunes Park, as there was discussion about if it was a neighborhood park or a community park; do we have a timeline yet on when some of the park amenities will be down there. Schmitz replied we're just in the beginning stages of the more detailed planning process for that active portion of the park; as you recall, there are about 20 acres that have a restricted covenant, so more passive uses, not a whole lot of activity or improvements will be happening there. That planning process will probably take the better part of a year, so we maybe wouldn't see anything huge happening down there until after that time.

8.2 Response to Planning Commission Inquiries

None.

8.3 Planning Commission Requests

None.

Adjournment

Bhat made a motion to adjourn the meeting. Fisher seconded. Motion passed unanimously (4-to-0 vote). The meeting was adjourned at 7:13 p.m.