

**City of Cottage Grove
Planning Commission
July 26, 2004**

Pursuant to due call and notice thereof, a regular meeting of the Planning Commission was duly held at City Hall, 7516 – 80th Street South, Cottage Grove, Minnesota on the 26th day of July 2004 in the Council Chambers and telecast on local Government Cable Channel 16.

Call to Order

Chairperson Bailey called the meeting to order at 7:00 p.m.

Roll Call

Members Present: Myron Bailey, Tim Booth, Ken Brittain, Shannon Nitsch, Chris Reese, Alberto Ricart, Bob Severson

Members Absent: Rod Hale, Robert Hudnut

Staff Present: Howard Blin, Community Development Director
John McCool, Senior Planner

Others Present: Pat Rice, Councilmember

Approval of Agenda

Motion by Severson, seconded by Nitsch to approve the agenda. Motion approved unanimously.

Open Forum

Chairperson Bailey asked if anyone wished to address the Planning Commission on any non-agenda item.

Diane Kirk, 7611 Irvin Avenue South, asked if there are any plans for a stoplight to be installed at the intersection of 80th Street and Jamaica Avenue. Rice responded that the City has looked at that issue several times, but due to costs, it was decided that the current traffic conditions do not warrant installation of a traffic signal. He then stated that the city will continue to monitor the situation and a stoplight would probably be installed sometime in the future.

Chair's Explanation of the Public Hearing Process

Chairperson Bailey explained the purpose of the Planning Commission, which serves in an advisory capacity to the City Council, and 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 come to the microphone and state their full name and address for the public record.

Public Hearings

6.1 CASES CUP04-031 and SP04-032 (continued from June 28, 2004 meeting)

EBL&S Development Corporation has applied for a conditional use permit to allow a drive-through lane and a site plan review of a 2,900 square foot building to be located at 7190 East Point Douglas Road South, in Grove Plaza Shopping Center.

Blin summarized the staff report, noting revisions to the original proposal, and recommended approval of the applications subject to the conditions stipulated in the staff report.

Severson asked about the landscaped islands.

Bailey suggested adding to the conditions that brick be required around the entire building and that an irrigation system be installed.

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

Brittain made a motion to approve the applications subject to the conditions listed below with additional conditions requiring brick around the entire building and installation of an irrigation system. Ricart seconded.

- 1. All site improvements must conform to the site plan dated June 17, 2004. Building plans must conform to exterior elevations dated June 17, 2004, with the exception of replacing the CMU-2 shown on the plans with brick matching that used on the front of the building. All site landscaping must conform to the landscape plan dated June 21, 2004.***
- 2. A variance from minimum parking requirements is granted to allow no fewer than 16 parking spaces.***
- 3. The trash enclosure must conform to requirements of City Code Title 11-6-3B.***
- 4. All signs must conform to the provisions of the City's Sign Ordinance.***
- 5. Landscaped areas throughout the Grove Plaza property must be restored to that proposed in original plans.***

Motion passed unanimously.

6.2 CASE V04-034

Alan R. Kirk, 7611 Irvin Avenue Court South, has applied for a variance to City Code Title 11-9D-5A, Development Standards in the R-3 Zoning District, to allow an addition to be

built on the front of the attached garage 26 feet from the front property line when 30 feet is required.

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

Alan Kirk, 7611 Irvin Avenue Court South, explained, in support of his application, that the cul-de-sac is 500 feet long, the proposed addition would have no impact on the adjoining homes, it would add value to his property, and his driveway would still have more than enough space for parking.

Brittain asked if the slope of the driveway will change because of the four-foot addition onto the front of the attached garage. Kirk responded yes, that a portion of his driveway is currently cracked and will be removed. Reconstructing that portion of the driveway will be slanted at the proper slope so that it matches the elevation of the new garage slab.

Bailey opened the public hearing.

Christopher Martinson, 7609 Irvin Avenue Court South, stated that the Kirks are good neighbors who always take care of their property, and he is testifying in support of the variance.

No one else spoke. Bailey closed the public hearing.

Severson made a motion to approve the application subject to the conditions listed below. Booth seconded.

- 1. The exterior materials and color for the 4-foot by 19.5-foot addition must be similar to the principal structure.***
- 2. The property owner must complete a building permit application and be issued a building permit before any construction begins.***

Motion passed unanimously.

6.3 CASE PP04-035

U.S. Home Corporation has applied for a preliminary plat for Pinecroft, which consists of 201 lots for single family homes (199 new homes and 2 existing homes) and 4 outlots to be located on the northwest corner of 65th Street and Ideal Avenue.

Bailey stated that this case will be continued to the August 23, 2004, Planning Commission meeting. Blin explained that the reason for the continuation is that the developer is revising the plans, particularly regarding ponding.

Nitsch made a motion to continue Case PP04-035 to the August 23, 2004, Planning Commission meeting. Reese seconded. Motion passed unanimously.

Booth asked about the timing for this project. Blin stated that there is a 60-day review period and the city can extend it another 60 days. Booth then asked if that is only if the applicant requests the extension. McCool stated that the extension was a mutual decision between the city and the applicant.

Severson requested that the Planning Commission be given a picture of the area around the proposed development so the Commission has a perspective on how this new subdivision would fit into the surrounding infrastructure.

Applications and Requests

None.

Approval of the Planning Commission Minutes of June 28, 2004

Motion by Severson, seconded by Ricart, to approve the minutes. Motion passed unanimously.

9.1 Recap of May City Council Meetings

Blin reviewed the items discussed by the City Council during their meetings on July 7 and July 21, 2004.

Reports

9.2 Committee Reports

None.

9.3 Planning Commission Requests

Severson asked if information on developments that are administratively reviewed and approved could be shared with the Planning Commission.

Booth asked about the billboards along Highway 61. Blin stated that the new signs have been constructed. He stated that the Clear Channel signs have been removed but the two Viacom signs are under lease; the Menards sign will be removed in late September and the smaller sign advertising the Virginian restaurant will come down in mid-2005.

9.4 Response to Planning Commission Inquires

None.

Adjournment

Motion by Severson, seconded by Booth, to adjourn. Motion carried unanimously. The meeting adjourned at 7:31 p.m.