TOWN OF COTTAGE GROVE
PLAN COMMISSION MINUTES
NOVEMBER 26, 2024

1) Notice of the meeting was posted at the Town Hall and on the Town's website. A quorum was present with Kris Hampton, Steve Anders, Tom Banigan, Troy Eickhoff, Mark Kudrna, Jerry Meylor and Dave Muehl present. Clerk-Treasurer Kim Banigan took minutes. Town Planner Mark Roffers was present virtually.

2) Hampton called the meeting to order at 7:00 P.M.

3) Approve minutes of previous meetings: **MOTION** by Muehl/Meylor to approve the minutes of the October 23, 2024 meeting as printed. **MOTION CARRIED 7-0.**

4) Public Concerns: None.

5) Randall & Maureen Gaber, petitioners and landowners, parcels 0711-192-8600-0 and 0711-192-8290-0 at 3895 Vilas Hope Road – petition for rezone of 34.14 acres from FP-35 to FP-1, .97 acres from FP-35 to RR-2, and .01 acres from RR-2 to FP-1 to adjust lot line to include driveway and outbuilding in the residential lot (DCPREZ-#12121): Mr. Gaber said since they originally rezoned for the new house, they discovered that the driveway is half on the residential lot and half on the ag lot. In addition, the power source for an outbuilding on the ag lot comes from the residential lot. They want to clean this up with this rezone. Another newer outbuilding will remain on the ag lot. **MOTION** by Anders/Kudrna to recommend approval of rezoning 34.14 acres from FP-35 to FP-1, .97 acres from FP-35 to RR-2, and .01 acres from RR-2 to FP-1. **MOTION CARRIED 7-0.**

6) Discuss/Consider adoption of Resolution 2024-11-26 Recommending Amendments to the Town of Cottage Grove Comprehensive Plan and Replacing Resolution 2024-10-23b: Roffers reported that he, Hampton and Banigan had met with County Planning staff members Majid Allan and Rachel Halloway regarding the proposed amendments. See Exhibit A. The main topic was holding tanks, with the outcome being a suggestion to limit circumstances where holding tanks could be allowed for commercial development, and to head off such circumstances when practical. See Exhibit A. It is important that siting of development where on-site waste treatment is possible is addressed as early as possible, during the rezoning stage, not at the platting stage.

   Eickhoff asked if the owners of the 10-acre parcel at the north end of North Star Road should be required to demonstrate suitability for on-site waste treatment before it is added to the Commercial Development area. Roffers displayed a wetland map and noted that there is an area of high ground in the portion proposed for the Commercial Development area. It was decided that it should be left in this revision to include it in the Commercial Development area.

   MOTION by Anders/Muehl to adopt Resolution 2024-11-26 Recommending Amendments to the Town of Cottage Grove Comprehensive Plan and Replacing Resolution 2024-10-23b. **MOTION CARRIED 7-0.**

7) Set date for December Plan Commission meeting: There was general agreement to reschedule the meeting to December 18th.

8) ADJOURNMENT: **MOTION** by Anders/Eickhoff to adjourn. **MOTION CARRIED 7-0**. The meeting ended at 7:33 P.M.

Submitted by: Kim Banigan, Clerk-Treasurer

Approved 12/18/2024