

TOWN OF COTTAGE GROVE
PLAN COMMISSION
May 27, 2015

1. Notice of the meeting was posted at Town Hall, Gaston Road at Brown Thrush, American Way and USH 12 & 18 at County BN. A quorum was present with Kris Hampton, Silvin Kurt, Dave Muehl, Wilmer Larson and Virgil Schroeder in attendance. Steve Anders arrived at 7:02 P.M. Town Planning Consultants Mark Roffers and Colette Spranger, and Town Supervisor Kristi Williams were also present.
2. Chair Kris Hampton called the meeting to order at 7:00 p.m.
3. Approve minutes of the previous meeting: **MOTION** by Kurt/Schroeder to approve the April 22, 2015 minutes as printed. **MOTION CARRIED 5-0.**
4. Public Concerns: None.

(Anders arrived)

5. Viney Acres, LLC and Heisig, Greg and Anita – parcels 0711-352-9301-6 and 0711-352-9001-9 at 2074 US Hwy 12 & 18: Land swap between A1-EX and RH-1 for ease of farming: A preliminary map showed ~14,000 sq.ft., including a shed, going from A1-EX to RH-1, and ~21,000 sq. ft. going from RH-1 to A1-EX. Greg Heisig and Don and Marilyn Viney were present, and advised that they will revise the measurements to fit County zoning setback requirements. **MOTION** by Kurt/Schroeder to approve as presented, with final measurements to be determined on revised survey. **MOTION CARRIED 6-0.**
6. Kurt Dairy Farm, LLC – parcels 071-122-8775-0 and 0711-122-8795-0 on Ridge Road: Land swap between A-4 and RH-1 for ease of farming: The proposed change would make the RH-1 lot 2.601 acres, and eliminate a currently un-farmable strip of land to the west of the current RH-1 lot. **MOTION** by Schroeder/Larson to approve as presented, to make it more farmable. **MOTION CARRIED 5-0-1** (Kurt abstained).
7. Comprehensive Plan Update: Discuss/Consider Draft of the Visions and Directions Volume: Roffers wants at least 20 photos to include in the plan. Many items were discussed, conclusions made:
 - TDR plan multiplier to stay at 8.
 - Recreational uses are OK in the Agricultural district.
 - The maximum residential lot size of 2.0 acres does not have to be exact, OK to configure to avoid unusable land.
 - Rounding up of acreage for the purpose of determining RDUs is OK now. i.e. .51 rounds up to next whole number, .50 rounds down to existing whole number.
 - Commission members should think about how to prioritize chart on page 53 – program priorities between now and the next meeting.
8. ADJOURNMENT: **MOTION** by Schroeder/Anders to adjourn. **MOTION CARRIED 6-0.** The meeting was adjourned at 9:15 p.m.

Submitted by: Dave Muehl
Approved 07/22/2015