

**CITY OF COTTAGE GROVE  
PLANNING COMMISSION**  
Minutes of the Regular Public Hearing  
October 19, 2016

**CALL TO ORDER**

Chair Valley called the meeting to order at approximately 7:00 p.m. in the Council Chambers at City Hall.

**ROLL CALL**

Recording Secretary Cindy Blacksmith called the roll. The following were:

Present: Chair Darby Valley, Commissioners Chloe Beckes, George Devine, Jeremie Eckstine (late), Bob Ehler, and Alan Widener

Absent: Dan Nord (excused)

Staff Present: Community Development Director Howard Schesser, City Planner Amanda Ferguson and Recording Secretary Cindy Blacksmith

Staff Absent: None.

News Media Present: None.

Staff advised that this hearing had been advertised and publicized and notices posted as required by law. It was asked that any correspondence received be noted as a part of the item on the agenda.

**Items to be Added**

None

**Ex Parte Contact**

None.

## **MINUTES**

IT WAS MOVED BY COMMISSIONER DEVINE AND SECONDED BY COMMISSIONER BECKES TO APPROVE THE MINUTES OF SEPTEMBER 28, 2016 AS PRESENTED.

Vote on the motion was as follows:

VOTE	Commissioner Beckes	Commissioner Devine	Commissioner Eckstine	Commissioner Ehler	Commissioner Nord	Commissioner Widener	Chair Valley
AYES	X	X		X		X	X
NAYES							
ABSTAIN							

Note: Commissioner Eckstine arrived at 7:03 p.m.

### **OLD BUSINESS**

None scheduled.

### **NEW BUSINESS**

#### **City of Cottage Grove – Comprehensive Plan Amendment (CPA 1-16) to Amend Land Use Diagram**

The Land Use Diagram in the Cottage Grove Comprehensive Plan delineates where different types of land use activity should develop in the City during the next twenty years. The Zoning Districts identified in the current Land Use Diagram for the (I) Industrial designation include Light Industrial District (M-1), Heavy Industrial District (M-2), and Business Park (BP).

City staff has submitted this application to amend the Land Use Diagram to consolidate the Light Industrial District and Heavy Industrial District into one Industrial (M) District to encourage economic vitality and facilitate development within Cottage Grove.

#### **City of Cottage Grove – Zone Change (ZC 1-16) to Rezone all Properties Designated Either M-1 Light Industrial or M-2 Heavy Industrial**

The proposal is to amend the Land Use Map to rezone 56 parcels, including all parcels designated either M-1 Light Industrial or M-2 Heavy Industrial in the city limits, to M Industrial. This application covers 43.68 acres of land zoned M-1 Light Industrial and 77.25 acres of land zoned M-2 Heavy Industrial as M Industrial.

The subject parcels are located in one of two Industrial Parks (Cook's Industrial Park of Cottage Grove Industrial Park) or along Hwy 99 South or Row River Road in areas designated as I Industrial on the Cottage Grove Comprehensive Plan map. They are developed with a range of light and heavy industrial uses that often do not match their existing base zoning (e.g., Starfire Lumber, a heavy industrial use, is located in Light Industrial, whereas a car dealership, a light industrial use, is located in Heavy Industrial). The City is proposing to rectify this mismatch by consolidating both industrial districts into one industrial district. Uses that are currently allowed in either zone will remain permitted or permitted conditionally, while uses that are not allowed in industrial areas will remain prohibited or accessory only.

City of Cottage Grove – Development Code Text Amendment (DCTA 2-16) to Combine M-1 Light Industrial District and M-2 Heavy Industrial District into M Industrial District

The City of Cottage Grove is proposing to combine the M-1 Light Industrial and M-2 Heavy Industrial Districts into one land use district, "M Industrial."

Comprehensive Plan Amendment CPA 1-16 changed the implementing zones for the I Industrial Land Use designation from M-1 and M-2 to M. Zone Change ZC 1-16 amended all M-1 and M-2 district properties to M Industrial to reflect Comprehensive Plan Amendment 1-16. This application, Development Code Text Amendment DCTA 2-16, proposes to modify the Development Code to reflect this consolidation.

Prior to opening the public hearing, Director Schesser stated that he had two changes to make to the submitted materials. First on application CPA 1-16, on Page 4 of 7, under Exhibits, the resolution format will be replaced with an ordinance, and that this change would be made prior to submitting to the City Council. The second change was on the Agenda cover, the second item, "Comprehensive Plan Amendment" should be "Zone Change."

OPEN PUBLIC HEARING

No one spoke.

CLOSE PUBLIC HEARING

CPA 1-16

IT WAS MOVED BY COMMISSIONER DEVINE AND SECONDED BY COMMISSIONER WIDENER THAT THE PLANNING COMMISSION FORWARD TO CITY COUNCIL WITH A FAVORABLE RECOMMENDATION THE ADOPTION OF APPLICATION FILE CPA 1-16 AS CORRECTED BASED UPON THE CRITERIA, FINDINGS, CONCLUSIONS AND RECOMMENDATIONS STATED IN THE STAFF REPORT.

Vote on the motion was as follows:

VOTE	Commissioner Beckes	Commissioner Devine	Commissioner Eckstine	Commissioner Ehler	Commissioner Nord	Commissioner Widener	Chair Valley
AYES	X	X	X	X		X	X
NAYES							
ABSTAIN							

**ZC 1-16**

IT WAS MOVED BY COMMISSIONER DEVINE AND SECONDED BY COMMISSIONER ECKSTINE THAT THE PLANNING COMMISSION FORWARD TO CITY COUNCIL WITH A FAVORABLE RECOMMENDATION THE ADOPTION OF APPLICATION FILE ZC 1-16 AS PRESENTED BASED UPON THE CRITERIA, FINDINGS, CONCLUSIONS AND RECOMMENDATIONS STATED IN THE STAFF REPORT.

Vote on the motion was as follows:

VOTE	Commissioner Beckes	Commissioner Devine	Commissioner Eckstine	Commissioner Ehler	Commissioner Nord	Commissioner Widener	Chair Valley
AYES	X	X	X	X		X	X
NAYES							
ABSTAIN							

**DCTA 2-16**

IT WAS MOVED BY COMMISSIONER DEVINE AND SECONDED BY COMMISSIONER EHLER THAT THE PLANNING COMMISSION FORWARD TO CITY COUNCIL WITH A FAVORABLE RECOMMENDATION THE ADOPTION OF APPLICATION FILE DCTA 2-16 AS PRESENTED BASED UPON THE CRITERIA, FINDINGS, CONCLUSIONS AND RECOMMENDATIONS STATED IN THE STAFF REPORT.

Vote on the motion was as follows:

VOTE	Commissioner Beckes	Commissioner Devine	Commissioner Eckstine	Commissioner Ehler	Commissioner Nord	Commissioner Widener	Chair Valley
AYES	X	X	X	X		X	X
NAYES							
ABSTAIN							

**INFORMATION REPORT FROM STAFF**

None.

**AUDIENCE PARTICIPATION**

None.

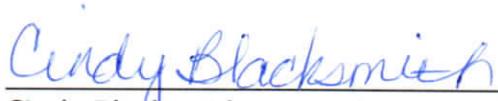
**COMMISSION COMMENTS**

Staff confirmed that there would be a November work session and public hearing.

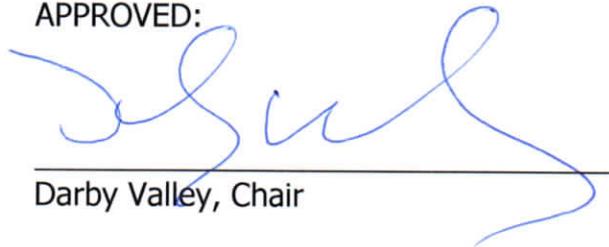
**ADJOURNMENT**

THE MEETING WAS ADJOURNED AT APPROXIMATELY 7:15 p.m.

ATTEST:

  
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Cindy Blacksmith, Recording Secretary

APPROVED:

  
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Darby Valley, Chair