

**BIG LAKE PLANNING COMMISSION
REGULAR MEETING MINUTES**

MARCH 5, 2014

1. CALL TO ORDER

Vice-Chair Green called the meeting to order at 6:31 p.m.

2. ROLL CALL

Commissioners present: Ketti Green, Doug Hayes, Patricia May, David Schreiber, and Clay Wilfahrt. Commissioners absent: Scott Marotz, Seth Hansen. Also present: Planning Consultant Ben Wikstrom and Administrative Assistant Sandy Petrowski.

3. ADOPT AGENDA

Commissioner May moved to adopt the agenda. Seconded by Commissioner Schreiber, unanimous ayes, agenda adopted.

4. OPEN FORUM

Vice-Chair Green opened the Open Forum at 6:32 p.m. No one came forward for comment. Vice-Chair Green closed the Open Forum at 6:32 p.m.

5. APPROVE PLANNING COMMISSION MEETING MINUTES OF FEBRUARY 5, 2014

Commissioner Schreiber motioned to approve the February 5, 2014 Meeting Minutes. Seconded by Commissioner May, unanimous ayes, Minutes approved.

Commissioner Hayes arrived at 6:33 p.m.

6. BUSINESS

**6A. PUBLIC HEARING: ORDINANCE AMENDMENT – ALCOHOL PRODUCTION/
TAPROOMS/BREW PUBS**

Planning Consultant Ben Wikstrom reviewed the Staff Report regarding holding a Public Hearing to consider amending the City's zoning ordinance to allow alcohol production (breweries), taprooms, and brewpubs in certain zoning districts.

The investors of a potential brewpub project in the City, Mr. Jeff Zierdt of Monticello, and Mr. Matt Schiller of Montrose, were present to answer questions of the Commission.

Discussion took place pertaining to: 1) Square footage utilized for their potential taproom and brewery space (approximately 2,640 sq. ft.; 1,200 sf for taproom and 1,500 sf for brewery/production, with expansion of the brewery space as the company grows). Their first

location choice provides an opportunity for growth/expansion; and 2) Clarification of brewery (where alcohol is produced); taproom (which offers on-sale the product of the brewery); production brewery (in which production for distribution can take place in a different facility and still maintain a taproom at another site); and brewpub (where food is allowed to be served by establishment). Mr. Zierdt explained that they do not intend to operate a "brewpub," in which they would provide food. Their business plan is based on a taproom and utilizing local businesses to have food delivered or for patrons to bring their own food into the taproom, which is what most of the taprooms throughout the state are doing.

Vice-Chair Green opened the public hearing at 7:02 p.m. No one came forward for comment. Vice-Chair Green closed the public hearing at 7:02 p.m.

Commissioner Hayes motioned to recommend approval of an amendment to the City Zoning Ordinance to allow: 1) Alcohol production/brewery as a permitted use in I1, I2, and I3 Districts; 2) Alcohol production/brewery up to 80% of the building area/leased space, as a Conditional Use in B2 & B3 Districts; 3) Tap rooms as Conditional Use in I1, I2, I3, B2, and B3 Districts; and 4) Brewpubs as Conditional Use in B2 and B3 Districts. Seconded by Commissioner Wilfahrt, unanimous ayes, motion carried.

7. PLANNER'S REPORT

7A. PROJECT UPDATE REPORT

Wikstrom briefly reviewed the March 2014 Prospect/Project Status Report and answered questions of the Commission; no action required or taken by the Commission.

8. COMMISSIONERS' REPORTS

Commissioner Schreiber reported that he attended the Get Outdoors Event on February 8th which had a very good turnout and it is anticipated that it will become an annual event for the Big Lake area.

Vice-Chair Green stated that she and Commissioner Hayes attended a recent Strategic Planning Meeting with the City Council and other entities

9. OTHER – None.

10. ADJOURN

Commissioner May motioned to adjourn at 7:22 p.m. Seconded by Commissioner Hayes, unanimous ayes, motion carried.