

MINUTES OF PLANNING COMMISSION MEETING
September 9, 2019

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 9th day of September, 2019 at 6:30 PM

THE FOLLOWING MEMBERS WERE PRESENT: Commissioner Ferris, Commissioner Torkelson, Commissioner Fitch, Commissioner Thompson, Commissioner Zelinske and Commissioner Burton.

THE FOLLOWING WERE ABSENT: Commissioner Tinsley

THE FOLLOWING WERE ALSO PRESENT: Interim-Administrator Nancy Zaworski, City Clerk Rappe, Tim O'Morro, Scott Stroh, Dan Stroh, Tony Bigelow

CALL TO ORDER AT 6:30PM

MINUTES OF THE PREVIOUS MEETINGS – August 12, 2019 – Motion to Approve the Minutes as presented by Commissioner Thompson, second by Commissioner Burton with All Voting Aye.

PUBLIC HEARING STROH REQUEST FOR CONDITIONAL USE PERMIT FOR HOME BREWERY – Interim City Administrator Zaworski stated that the City will have to update the Ordinances regarding alcohol. Zaworski also referred to the new Comprehensive Plan and staff comments.

Public Hearing Opened

Scott Stroh – 601 3rd Ave NW – Mr. Stroh stated that his primary focus is distribution to retailers. He would only like to keep the option open for small level sales out of his garage. Mr. Stroh stated there would be no on site consumption it would only be for them to take home. Hours would be minimal. Mr. Stroh stated that he would be brewing around 100 gallons a month with a maximum of 300-500 gallons a month. Mr. Stroh would handle all of the distribution himself so there would be no truck traffic. Mr. Stroh has a 5 year plan of brewing more and eventually moving to a commercial building. Mr. Stroh stated that he would be disposing of the spent grain within a day of use.

Public Hearing Closed

Discussion:

Commissioner Burton does not see that there is any conflict with any of the 13 CUP standards as this is proposed. Burton would suggest conditions of; acquiring a building permit, getting the appropriate licensure, addressing the utilities, limiting the hours of sale from noon to six, being able to track the production.

Commissioner Zelinske would like a review process, after discussion, this would be a Commission and staff issue not the owners.

Commissioner Fitch – concerned with the traffic of off sale in a residential neighborhood. Mr. Stroh stated that he offered to limit it to “by appointment only”. After discussion the Commission decided to leave hours as Noon to 6PM.

Motion to Approve with the Conditions of requiring a building permit, limit sales on site from Noon to 6PM, addressing the utilities, waive Ordinance 154-084 C2, made by Commissioner Burton, second by Commissioner Zelinske with All Voting Aye.

PUBLIC HEARING SOUTH FORK THIRD PRELIMINARY PLAT – Interim City Administrator Zaworski stated that the consultant reviewed this application read her comments and she feels that there should be a Conditional Use Permit for a Planned Unit Development. Zaworski also read the staff

Planning Commission Meeting June 10, 2019

comments and referred to the City Engineer's review of the plats. All of these comments were submitted to Tony Bigelow and the Planning Commissioners.

Public Hearing Opened

Tony Bigelow – 1210 16th St NE – Mr. Bigelow stated that this is 7 acres in the middle of South Fork and was held off due to a recession. Mr. Bigelow acknowledged the letter from a resident regarding the association and the streets. Mr. Bigelow stated that he would comply with all of the conditions listed in the reviews. Mr. Bigelow stated that there is still enough room in the storm shelter for more patio homes and manufactured homes. Mr. Bigelow stated that the streets are done to City standards except that they don't have boulevards, sidewalks or are not as wide as a normal city street.

Public Hearing Closed

Discussion: There was no discussion

Motion to Approve the Preliminary Plat as presented made by Commissioner Burton, second by Commissioner Torkelson with All Voting Aye.

PUBLIC HEARING SOUTH FORK THIRD FINAL PLAT – Interim Administrator Zaworski suggested including the Engineer's recommendations.

PUBLIC HEARING OPENED

PUBLIC HEARING CLOSED

Motion to Approve the Final Plat with Conditions that the City Engineer has Stated made by Commissioner Zelinske, second by Commissioner Burton with All Voting Aye.

DODGE COUNTY ZONING ORDINANCE PUBLIC HEARING – Interim Administrator Zaworski stated that this is included for the Commissions information and in case any of them would like to attend the hearing or have comments for the hearing.

OTHER - Nothing

ADJOURN 7:13PM

Respectfully Submitted,

Linda Rappe, City Clerk