

# PLANNING COMMISSION

## Minutes

March 08, 2022

The meeting of the Maple Lake Planning Commission was called to order at 7:00 p.m. by Chair Dan Haugen in the city hall in the city of Maple Lake.

MEMBERS PRESENT: C. Paumen, Haugen, W. Paumen and Rivers

ABSENT: Grant

OTHERS PRESENT: City Administrator Renee Eckerly, Tom Paumen, Chad Paumen, Chris and Natalie McClory, Sara Bonvallet, Rob Miller, Tim Paumen

### Approval of Agenda

A motion was (m/s/p), C. Paumen/W. Paumen to approve the agenda with adjustments.

Haugen reviewed Chapter 50 Establishing a Planning Commission.

A motion was (m/s/p), C. Paumen/W. Paumen to approve Dan Haugen as Chairperson and Renee Eckerly as Secretary for 2022.

A motion was (m/s/p), Rivers/W. Paumen to recommend to the City Council to remove Don Grant from Planning Commission and appoint Mike Rowe due to Grants absence during 2021.

### Approval of Minutes

A motion was (m/s/p), C. Paumen/W. Paumen to approve the November 15, 2021, minutes with changes under Member from 3-year term to 4-year term.

### New Business

- a. **Hegle Door Sales, Inc (Lori Hegle)** – Issue resolved; requested to be removed.
- b. **Public Hearing – Preliminary and Final Plat Berg Residential Development Lots 1, 2& 3 Block 1 Taylor Commons Second Addition.**

Eckerly reported the city was not ready to move forward and would request the Planning Commission remove the item from this evening's agenda and set a special meeting prior to April 5, 2022, City Council meeting to hold the Public Hearing.

A motion was (m/s/p), C. Paumen/W. Paumen to set a special Planning Commission meeting on March 29, 2022, at 6:00 p.m. for the Public Hearing on the Berg preliminary and final plats.

### c. Ordinance Amendment to Section 30 Regarding Brewer Taprooms

The city ordinance needs to have brewer taprooms added to allow the use. This action does not pertain to any specific business. It is to change the ordinance to allow. Taprooms would be added as an accessory use. The brewer is manufacturing so the taproom would be the accessory use.

Sarah Bonvallet and Rob Miller, Dangerous Man Brewing in Minneapolis, MN were in attendance to speak in favor of the ordinance change. They currently run a brewery taproom and are researching expanding their business to Maple Lake. They would focus on distribution the first year but would like to open a taproom the second year. Sarah explained their plans for the former "Kramer Building" located at 610 Oak Avenue N if the ordinance change is approved.

They have met with Al Hudek, Public Works Director and currently there is no issues for water/sewer for a brewery. They would like to brew 5,000 barrels a year.

There was a lengthy discussion regard odor, Brewfest and improvements that are planned for the property.

Katie, Kings 46 Wine Bar and Chris and Natalie McClory, Irish Blessing spoke in support of the ordinance change. The change fits the Comprehensive Plan, and a brewery fits I-1 Industrial Manufacturing. The taproom would be an accessory use.

Rivers spoke against allowing the change to the ordinance.

Bonvallet reported that a brewery can only sell the product that they manufacture on site and can not sell food. Food Trucks are usually at breweries. Breweries usually have shorter hours than bars and they promote a family atmosphere at Dangerous Man.

A motion was m/s/p, C. Paumen/W. Paumen to recommend the City Council approval of the ordinance amendment 2022-01 allowing taprooms as an accessory use.

## **Old Business**

### **a. Comprehensive Plan Revisions (added)**

The Planning Commission Board requested the status of the Request for Proposal (RFP) that Eckerly is working on drafting. Eckerly stated it will be on their next regular agenda.

### **b. Conditional Use – Troy Engels (added)**

Rivers commented that he was upset that the City Council approved the CUP with no conditions. He said that Engels is out of compliance with the Conditional Use that was permitted. He has not completed any of the items he was required to clean up all junk vehicles, tires, scrap metal, torn up concrete, and refuse shall be removed from the property. The abandoned sign structure located on the property shall be either repaired or removed and shall meet all sign maintenance requirements contained in the City's sign ordinance. Eckerly distributed the Conditional Use that was approved by the City Council which has a list of conditions that were reviewed for compliance. Resolution 2021-28. The Planning Commission recommended that Engels be turned over to MNSPECT. It was stated that the City Council should call out MNSPECT for not doing their job.

## **Other Business -**

## **Adjournment**

A motion was m/s/p, C. Paumen/W. Paumen to adjourn at 8:25 p.m.

Attest,

Renee Eckerly  
City Administrator