



City of Northfield

City Hall
801 Washington Street
Northfield, MN 55057
ci.northfield.mn.us

Meeting Minutes - Draft Planning Commission

Thursday, January 19, 2017

7:00 PM

Council Chambers

Rollcall

Present 6 - Richard Schulte, Russell Halverson, William Schroeer, Michael Skunes, Kate Stuart, and Jay Jasnoch
Absent 1 - Joe Gasior

Note

Also present: City Planner Scott Tempel, Youth Representatives Henry Hofstad and Paul Wehling, Councilmember David DeLong, Administrative Assistant Mikayla Fischer, Laura and Derek Meyers, Jenaveve and Stephen Pittman, and Tonja and Randy Clay.

I. Call to Order and Approval of Agenda

A motion was made by Schroeer, seconded by Skunes, to approve the amended agenda to move Item 3 after Item 5. The motion carried by the following vote:

Yes: 6 - Schulte, Halverson, Schroeer, Skunes, Stuart, and Jasnoch

II. Approval of Minutes

1. [17-622](#) Review Draft Planning Commission Meeting Minutes from 12-15-2016

Attachments: [12-15-2016 PC Meeting Minutes](#)

A motion was made by Schroeer, seconded by Halverson, to approve the 12-15-2016 PC meeting minutes. The motion carried by the following vote:

Yes: 6 - Schulte, Halverson, Schroeer, Skunes, Stuart, and Jasnoch

III. New Business

2. [PC M2017-001](#) Election of Officers

A nomination was made by Stuart to elect Joe Gasior as Chair of the Planning Commission. The motion carried by the following vote:

Yes: 6 - Schulte, Halverson, Schroeer, Skunes, Stuart, and Jasnoch

A nomination was made by Jasnoch to elect Richard Schulte as Vice Chair of the Planning Commission. The motion carried by the following vote:

Yes: 6 - Schulte, Halverson, Schroeer, Skunes, Stuart, and Jasnoch

4. [PC M2017-002](#) Conditional Use Permit for Tanzenwald Brewing Company - 103 N

Water St

Attachments: [1 - Resolution](#)
[2 - Permitted Use Table - Commercial](#)

Vice Chair Schulte opened the public hearing at 7:16pm.

Tempel reviewed his staff report and answered questions posed by the commissioners.

Vice Chair Schulte invited the public to speak.

Steve Pittman, 401 Plum St. S., Owner and Head Brewer of Tanzenwald Brewing Co., described their business as a community based microbrewery with a taproom. Odors will be mitigated, commodities will mostly be delivered by short truck, and a parking agreement is in place with Ziggy's Gas Station.

Jenaveve Pittman, 401 Plum St. S., Owner of Tanzenwald Brewing Co., reviewed the description of their facility which is a brewery with taproom, meaning they only serve beer they produce. She stated her understanding of the need to obtain a CUP to allow for the distribution of their beer.

Randy Clay, 608 Maple Ct., stated because of the State of Minnesota licensing requirements their brewing capacity is limited to 3,500 barrels per year.

A motion was made by Schroeer, seconded by Skunes, to close the public hearing at 7:40pm. The motion carried by the following vote:

Yes: 6 - Schulte, Halverson, Schroeer, Skunes, Stuart, and Jasnoch

A motion was made by Commissioner Jasnoch, seconded by Commissioner Halverson, to recommend to City Council approving a conditional use permit for Tanzenwald Brewing Company to allow a microbrewery in the C1 zone district.

A motion was made by Commissioner Jasnoch, seconded by Commissioner Halverson, to amend the motion to include alcohol production on the site be limited to 3,500 barrels per year. The motion carried by the following vote:

Yes: 6 - Schulte, Halverson, Schroeer, Skunes, Stuart, and Jasnoch

5. [PC M2017-003](#) Conditional Use Permit for Imminent Brewing - 105 E 6th Street

Attachments: [1 - Resolution](#)
[2 - Imminent CUP Letter](#)
[3 - Permitted Use Table - Commercial](#)

Vice Chair Schulte opened the public hearing at 8:00pm.

Tempel reviewed his staff report and clarified the address of Imminent Brewing will be 519 Division St. S. Unit 2.

Derek Meyers, 206 Woodley St. E., Owner of Imminent Brewing, stated Community Development staff has been very supportive and he felt the 3,500 barrel per year limit would be more than adequate. Meyers wants to collaborate with Econo Foods as to not impede on their space and is planning to speak with management on parking.

Laura Meyers, 206 Woodley St. E., thanked the Planning Commission and staff for

working through the conditional use permit process.

A motion was made by Commissioner Skunes, seconded by Commissioner Schroeer, to close the public hearing at 8:11pm. The motion carried by the following vote:

Yes: 6 - Schulte, Halverson, Schroeer, Skunes, Stuart, and Jasnoch

A motion was made by Commissioner Schroeer, seconded by Commissioner Halverson, to recommend to City Council approving a conditional use permit for Imminent Brewing to allow a microbrewery in the C1 zone district.

A motion was made by Commissioner Jasnoch, seconded by Commissioner Skunes, to amend the motion to include alcohol production on the site be limited to 3,500 barrels per year. The motion carried by the following vote:

Yes: 6 - Schulte, Halverson, Schroeer, Skunes, Stuart, and Jasnoch

3. [17-626](#) Planning Commission Meeting Dates and Workplan for 2017

Attachments: [1 - Meeting Schedule 2017](#)

[2 - PC Work Plan 2017](#)

Tempel and the commissioners discussed items for their 2017 Work Plan.

IV. Reports and Discussion Items

Vice Chair Schulte stated he has been working with staff and Youth Representative Paul Wehling on his idea to extend a bicycle/walking path from the East Cannon River Trail to the Acadia School.

V. Adjournment

A motion was made by Commissioner Skunes, seconded by Commissioner Schroeer, to adjourn the meeting. The motion carried by the following vote:

Yes: 6 - Schulte, Halverson, Schroeer, Skunes, Stuart, and Jasnoch