

## Hastings Planning Commission

September 14, 2015  
Regular Meeting

Chair Estenson called the meeting to order at 7:00 p.m.

### 1. Roll Call

Commissioners Present: Estenson, Rohloff, Slaten, Wallace, Alpaugh, Deaver, and Johnson

Commissioners Absent: None

Staff Present: City Planner Justin Fortney

### 2. Switch the order of items 3 and 4 on the agenda

**Motion by Commissioner Slaten to switch the order of items 3 and 4 on the agenda. Seconded by Commissioner Rohloff. Upon vote taken Ayes 7, Nays 0. Motion carried.**

### 3. Approval of Minutes – June 22, 2015

**Motion by Commissioner Wallace to approve the minutes. Seconded by Commissioner Alpaugh. Upon vote taken Ayes 7, Nays 0. Motion carried.**

## OTHER ACTIONS

### 4. Bill Otting – House Move & Site Plan #2015-32 – Relocation of an existing four unit structure to 2975 Riverwood Drive.

Fortney provided a summary of the staff report

Commissioner Slaten asked if the structure to the south was a single-family home rather than a 4-plex. Fortney said it may be, but the county has it listed as an apartment and has four addresses attributed to it. Slaten asked if the structure behind the subject property is a rental building. Fortney said yes, to his knowledge it is a 36-unit apartment building.

Commissioner Alpaugh asked which direction the structure would be a walk out to. Fortney said a full first floor walk out to the rear and in the front the first floor would be half under grade.

**Motion by Commissioner Deaver to recommend approval of the house move and site plan as presented. Seconded by Commissioner Wallace. Motion passed**

## PUBLIC HEARING

### 5. City of Hastings – Ordinance Amendment #2015-33 – Allowance of Brewery Taprooms, Brew Pubs, Microdistilleries and Cocktail Rooms in certain commercial and industrial districts.

Fortney provided a summary of the staff report

Chair Estenson opened and closed the public hearing at 7:22 pm with no comments received.

Commissioner Slaten said the Hudson property would make a good location for a brewery taproom or similar use as long as residential isn't being proposed in the building. Fortney said there are apartments being proposed in the building, but they will not be in the same wing of the building as the commercial spaces.

Chair Estenson questioned if the statement "small scale" in the definition of microbrewery, as it is too ambiguous. Fortney said it would be, but it is just used to generally describe the difference between the two brewery taprooms. Fortney added that the definition goes on to quantify the size of the microbrewery by specifying a maximum size of the production and distribution floor area.

Commissioner Deaver asked if there is a maximum number of liquor licenses the city can issue. Fortney said there was and the Deputy City Clerk recently said we have many left, but Fortney added that he doesn't know the number.

Commissioner Alpaugh asked if there was a limit to the amount of product a brewer could produce, like as shown in the definition of distillery. Fortney said there is several categories in State Statutes, which is where the distillery production limit came from. Fortney said it is difficult for the city to monitor the output compared to the floor area. He added that it may be best to remove the reference to distillery output requirements and keep the ever changing State Statutes out of the definition as we have done in the other instances.

Alpaugh asked what would happen if the brewers got successful in their current location and wanted to expand. Fortney said according to his research and interviews, they often shift major production to a new industrial facility or to a third party. Estenson added that once they reach a certain level of production, the business model changes and they have less of a focus on retail sales.

Estenson said he thinks setting a square footage could limit a business owner's creativity.

Slaten stated his preference for tabling the proposal to see the proposal with the proposed changes made.

Alpaugh said he would be interested to see what the total square footage is of the other taprooms.

Johnson suggested the reference in microdistilleries to allowable production should be removed from the ordinance and left up to state statutes, so it is consistent with how the other classifications are handled.

Johnson asked if there were examples of other city's ordinances. Fortney said he looked up all the ordinances from the cities that had taprooms and many others that do not. He added that they were usually written to accommodate one specific business request and were not comprehensive. He added that even the most recent ordinances were outdated due to two major changes to the state statutes in the last two years.

**Motion by Commissioner Slaten to table the proposal for consideration at the following meeting to allow staff to make the proposed changes and determine the sizes of similar taprooms. Seconded by Commissioner Alpaugh. Motion passed.**

**6. Other Business**

Fortney updated the Commission on future Planning Commission Business.

**Comments from the Audience**

No comments from the audience.

**Adjourn**

**Motion by Commissioner Deaver to adjourn the September 14, 2015 Planning Commission Meeting. Seconded by Commissioner Johnson**

**Upon vote taken, Ayes 7, Nays 0. Motion carried.**

The meeting adjourned at 7:54 p.m.

Respectfully submitted,

Justin Fortney  
Recording Secretary