

C. Workshop: Village Kettle Brewing Company

Future Public Hearing Request: Special use for a micro-brewery/ distillery/ winery with sampling area to operate the Village Kettle Brewing Company, a craft brewery proposed at 165 Industry Avenue, Unit 1-A.

Building Department Supervisor Adam Nielsen presented the staff report and provided an overview of the request. Applicants offered comments supporting the proposal.

During the Workshop:

- Commissioners discussed the operation of the facility. The applicants commented their daily operations will consist of brewing and production in the morning and providing samples for the tasting room in the afternoon and early evening.
- Commissioners commented that deliveries to the brewery would increase parking demands. Commissioners requested deliveries be limited to hours prior of the sampling room being open. The applicants commented they can ask for deliveries between 7:00 a.m. and 12:00 p.m.
- Commissioners discussed parking requirements. There are 39 parking spaces available, 26 are attributed to two other businesses, each requiring 13 parking spaces, according to the zoning ordinance. Per the zoning ordinance requirements the applicant's proposal is deficient by 8 parking stalls. The applicants commented the hours of operation for the two other businesses are from 7:00 a.m. to 5:00 p.m., thus providing additional parking stalls after 5:00 p.m. The applicants also commented the property owner is willing to provide for additional parking, if issues arise.
- Members requested hours of operation to be updated. The applicant's commented that the original business plan contemplated hours of operation from 3:00p.m to 10:00 p.m. During the workshop the applicants noted that hours of operation may be revised to open at 12:00 p.m. Commissioners requested the next proposal include the correct hours of operation.
- Commissioners discussed the lack of parking lot lighting. The applicant's commented the existing businesses have limited hours of operation, but did comment that additional wall lighting packs may be able to be added to the building.
- Staff informed the applicants that a fire suppression plan will be required for their permit review along with architectural plans.

D. Public Comments

None

E. Village Update

Trustee Mike Stevens provided an update on recent committee discussions.

