

**REGULAR MEETING
OF THE
VADNAIS HEIGHTS PLANNING COMMISSION
JUNE 22, 2021**

OPEN MEETING

Chairperson Jokinen called the Regular Meeting of the Vadnais Heights Planning Commission to order at 7:04 p.m. on June 22, 2021.

ROLL CALL

Evan Cordes	Present
Linda Bigelbach	Present
Edward Caillier	Absent
Curt Cooper, Vice Chairperson	Present
Martin Jokinen, Chairperson	Present
Joseph Stumph	Present
Jerry Moynagh	Present
Terri Dresen, First Alternate	Present
Katherine Doll Kanne, Second Alternate	Present

Also present: Nolan Wall, Planning/Community Development Director; Jeff Melcoch, Cable Producer; Council Liaison Steve Rogers.

APPROVAL OF AGENDA

Upon motion by Commissioner Cordes, seconded by Commissioner Cooper, it was

“RESOLVED, to approve the June 22, 2021, Regular Meeting Agenda as presented.”

Ayes – 7 Nays – 0

The motion carried.

APPROVAL OF MINUTES

Chairperson Jokinen noted the spelling correction for Berwood Avenue on Line 264.

Upon motion by Commissioner Cordes, seconded by Commissioner Dresen, it was

“RESOLVED, to approve the minutes of the April 27, 2021, Regular Meeting as corrected.”

Ayes – 7 Nays – 0

The motion carried.

OPEN TO THE PUBLIC

Chairperson Jokinen opened the floor to the public at 7:07 p.m. for questions and comments on items not on the agenda.

As no one wished to address the Commission, Chairperson Jokinen closed the meeting to the public at 7:07 p.m.

PUBLIC HEARINGS

A. Planning Case 21-010 – City of Vadnais Heights – City Code Amendments.

Planning/Community Development Director Wall said the City is proposing amendments to several sections of the City Code to accommodate a potential use on the Garceau Corner redevelopment site within the C-1 District and update certain definitions related to applicable State Statute. He outlined DRAFT Ordinance 753 which would include the following proposed amendments:

- New/revised definitions for “brewery”, “microbrewery”, “micro-distillery”, and “small brewery.”
- Addition of “Breweries, small breweries, microbreweries, micro-distilleries, wineries, taprooms, and cocktail room” as a conditional use in the C-1 District
- Addition of “Event center, including banquet, meeting, and catering facilities” as a conditional use in the C-1 District.
- Revisions to the performance standards to match the proposed new definitions.

He said this amendment was related to the possible sale of the Garceau Corner as there is a party actively pursuing a purchase agreement with the City to construct a brewery on the site and this amendment would allow that use in the C-1 District. He said the amendment would not allow the specific use for the applicant as that would be accomplished through a Conditional Use Permit but would provide for the proposed use.

Wall referred two additional housekeeping items that include changing the title to match what we would be allowing in the C-1 Zoning District and remove the requirement for production reports to be submitted to the City as they would already be submitted to the State. Wall added the use would still be required to have a cocktail room or taproom within the brewery and then shared the amended zoning map that shows the limited area within the City that is zoned C-1.

Commissioner Dresen inquired about the density at that property and how busy this intersection would be if a brewery were allowed. Wall said traffic and other issues would be reviewed as part of a formal application through a Conditional Use Permitting process.

Commissioner Doll Kanne clarified the production reports could be requested through the State if it was ever needed to be confirmed that a location met the requirements. Wall replied yes.

Commissioner Stumpf asked about the reasoning for the change from 40,000 to 3,500 barrels. Wall said this was based on the State’s definition and referred to the changing

business models for breweries with less regulation, adding that some breweries have recently moved to other states and he believed this was in response to right-sizing these types of uses so they don't move to other states. Further discussion was held on reasons for the limit and levels of taxation.

Commissioner Cordes suggested the definitions be written more broadly and adopt the State's definitions instead to avoid having to rewrite the ordinance as legislation changes. Wall said he deferred to the Deputy City Clerk who thought it was prudent to change the definitions now but would continue to monitor proposed legislation and bring back if necessary.

Commissioner Moynagh thanked staff for the forward thinking on this proposed amendment.

Chairperson Jokinen opened the public hearing at 7:17 p.m. As no one wished to address the Commission, Chairperson Jokinen closed the meeting to the public at 7:17 p.m.

Upon motion by Commissioner Cordes, seconded by Commissioner Dresen, it was

“RESOLVED to recommend approval of the proposed City Code amendments contained in DRAFT Ordinance 753 Amending City Code Chapter 4, Article I, Section 4-1, 5 Concerning Alcoholic Beverages, And Chapter 38, Article I, 6 Section 38-3, Concerning Definitions, And Article Iii, Division 6, 7 Concerning the Commercial One (C-1) District, And Article Iv, 8 Section 38-623, Concerning Breweries, Small Breweries, 9 Microbreweries, Micro-Distilleries, Wineries, Taprooms, And 10 Cocktail Rooms.”

Ayes – 7 Nays – 0

The motion carried.

NEW BUSINESS

None.

OLD BUSINESS

None.

REPORTS

A. Council Liaison

Council Liaison Rogers reported that the City Council was beginning the budget process and if the Commission was aware of any needs within the community to let the Council know for consideration as they develop the 2022 Budget.

B. Planning Commissioners

Commissioner Cordes noted the Vadnais Heights Community Foundation is sponsoring the City's ice cream social on July 21 at Berwood Park.

C. Staff

Planning/Community Development Director Wall updated the Commission on construction projects including residential street projects have started up in Suzanne neighborhood, water tower painting project on Commerce Court, lift station project in Meadowood neighborhood, Staley project for Vincent Estates, At Home apartments on 96 and McMenemy, plus two office warehouse projects on LaBore Road and Atomic Sheet Metal. He said they anticipated an application being submitted soon for a large multi-family residential project on the McCullough property on end of Talmage Circle and then noted the Bluebird Grove plan was tabled by the City Council for further information by the developer.

Commissioner Moynagh suggested as part of the upcoming budget discussions to include more funding for median maintenance on Highway 96 and he thinks the City should budget more for maintaining City property. Council Liaison Rogers agreed and said this median is shared with North Oaks and determining cost sharing solutions would be needed.

NEXT MEETING

The next Planning Commission meeting will be held on July 27, 2021.

ADJOURN MEETING

Upon motion by Commissioner Cordes, seconded by Commissioner Cooper, the meeting was adjourned at 7:27 p.m.

Respectfully submitted,
Cathy Sorensen
TimeSaver Off Site Secretarial, Inc.