**CITY OF ST. CLAIR**

**PLANNING COMMISSION**

**WEDNESDAY – FEBRUARY 10, 2016**

**CITY HALL – 547 N. CARNEY**

**CALL TO ORDER:** Chairman Terry Beier

**ROLL CALL:** Chairman Terry Beier Secretary Nancy Beaudua

Council Rep Mike Laporte Member Paul Wade

Member Steve Grates

In attendance – Mike Booth – City of St. Clair, Mayor Bill Cedar, Paul - War Waters, Vince – Infuz – Infuz LTD, Dan Lockwood

*Mike Laporte made a motion to excuse members Peter Briddick and Daniel McCartney. Supported by Nancy Beaudua All in favor, none opposed*

Terry Beier welcomed Paul Wade to the Planning Commission.

**APPROVAL OF AGENDA:** Terry Beier made an amendment to the agenda to add public comments .Mike Laporte made a motion accept the agenda with change. Supported by Terry Beier. All in favor, opposed none

**APPROVAL OF MINUTES**: Mike LaPorte made a motion to accept minutes as written. Supported by Nancy Beaudua. All in favor, opposed none

**PUBLIC COMMENT:** Mayor Bill Cedar thanked the Planning Commission members for their time and dedication serving on the Planning Commission and encouraged them to keep the spirit of cooperation going forward.

**ELECTION OF OFFICERS:** Mike LaPorte made a motion to nominate Terry Beier as Chairman, Dan McCartney as Vice Chairman and Nancy Beaudua as Secretary. Supported by Nancy Beaudua. All in favor, none opposed

**CORRESPONDENCE:** East China Township updated Master Plan

**PUBLIC HEARING:** None

**NEW BUSINESS:** 1. Review Permitted uses Article 8B Downtown Redevelopment District

D. Scurto – A group that has an establishment in the old Schwark building would like to expand their operation to microbrewer set-up where they will brew and wholesale their own beer. The non-residential uses in Article 8B state such operations were not permitted. As I read further it looked like any type of production uses can only be established in the M1 or M2

Industrial Districts. Based on our ordinance if you wanted a micro-brewery to come into place we would have to change the ordinance. I spoke with the owner and architect so I could get a

feel for the operation. The Michigan Liquor Control Commission has a strict guideline for this operation. The thing to look at if you want to change the zoning to allow this operation you should look at the external influences: trucking operations, sediment that is left, etc. I think the support of local business is really the intent of the DRD. That is what all downtowns are looking

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for, to expand local business to create jobs and create traffic. When you make decisions on zoning in the district that affects every property in the district.

The first question is do you want the use to go in there and second if the use is permitted are there any specific conditions you want to make sure will happen.

M. LaPorte – This list from the Michigan Liquor Control Commission is quite extensive. Do these present any problem for you Mr. Paul.

Kris Paul – War Waters – All the guidelines will be followed that are outlined by the state. We would not be able to exceed the 60,000 barrels a year. All micro-brewery fall under these guidelines and it basically limits how big you can get. Once you do then you need to apply for the next license which I believe is a brewer license. That is a separate category. Under the micro-brewery we can have residential on site, we can have a tap room on site. Our production goal is swayed by the type of brew we produce. If we were to produce ales which typically takes 21 days to produce we could conceivably produce maybe 50,000 barrels a year within that facility. If we produce lager those beers take six to nine weeks to produce which cuts into your capability of manufacturing. Ales take three weeks and we can get twenty plus turns on a tank. Depending on the type produce determines the amount we produce.

M LaPorte – My concern would be truck traffic.

Mr. Paul – Truck traffic would not be a lot. We would not have daily shipments of grains. When we get a more detailed plan we will have a small silo. We would like to bring something special to St. Clair and make it a destination.

M. LaPorte – Would you use the truck bay that is there?

Kris Paul – We would use the truck bay that is there. We would bring in a couple of pallets of grain a week that would go into the silo. It would all be stored indoors. It would be less traffic that the two grocery stores and furniture store that occupied that building in the 9170’s.

Paul Wade – When you talk about the silo would that be within the footprint of the building that is there now? Would that extend above the roof?

Kris Paul – There are a couple of different things and we would bring that in front of the Zoning Board with some renderings. The most traditional and recognizable to a brewery is put on the top of the building and it is fed through a tube. They are very nice, clean, well-engineered, pretty pieces of equipment. Another option is to do loading and unloading inside and you would not use a silo. There are bags that hang from a crane system. The silo is much more estically pleasing and what people want to see when they come to a brewery.

Mike LaPorte – So Dave, from what I am hearing you are recommending we put this as a special use?

Dave – Yes

Mike LaPorte – So the silo design would be approved by the Planning Commission and you would have signage on the silo?

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Kris Paul – We would like our brewery name on it, a lot of silo companies want their name on it or we may have nothing on it. It is a nice stainless tank.

Paul Wade – How does this affect the environment? Noise, smells?

Kris Paul – This is a very green process farm to table. A lot of the products we can buy from Michigan suppliers. All that we use is grain, yeast and water. 90% of the water goes into kegs and gets shipped with the beer. Most of the yeast gets used time and again depending on how strong the yeast is. The spent grain typically is gathered by farmers which they feed to their animals. There is no sound. It is very quiet. As far as smell, nothing more than a fresh bakery in the village only on brew day.

Steve Grates – Is the production side is separate from the retail side?

Kris Paul – We have not formally designed the square footage yet. We need to get through some of the bigger hurdles and then we will put more detail to it. Within the footprint there is a tap room as well as on premises sales.

Paul Wade – Are we looking at this as a micro-brewery – not a brew pub?

Dave Scurto – This would be a micro-brewery. One way is to make this a special land use and put in language that it must meet certain guidelines.

Kris Paul – A micro-brewery has limits on what you can manufacture. A brew pub can only sell what you produce on site.

Paul Wade – The plan that you have covers right up the east frontage that faces the river so there is nothing retail that will go in there?

Kris Paul – Our intent is to open the front up and turn it into an atrium so whether you are inside or outside you have a full view of the river and the stainless steel brew equipment. My recommendation to the commission is while you are looking at changing the ordinance to allow a micro-brewery I would also take a look at adding small winemaker/distiller usage. This is a very basic license, entry level. This distillery is going to be the next big thing.

In the conversations I have had there were two different options. One was to go to a special use and the other was to amend the DRD district to approve what we currently have on operation and pave the way for the development to continue to move forward. One seems much cleaner and simpler than the other. We want to add a fresher urban look to the mall.

General discussion.

Terry Beier – What are the thoughts about the distillery.

Paul Wade – I would love to see this go in. I would love to see the east side facing the river used for something more functional that could use the river.

Kris Paul – I can appreciate that thought but what you will find is people want to see the equipment and the brewing operation.

Paul Wade – Can you describe your operation in Indianapolis?

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Kris Paul – It is 6500 square feet. It is was built from the ground up. It has a large 18’ overhead door that opens in the summer. It also has six overhead doors along the side that face the houses directly across the street. We have an outside patio area accompanied by residential homes. There are two long bars that make up about 50’. It has a cold room behind the bar and a loft that seats another 40 to 50 people and looks down on the bar area and where you can look out the window. Our brew operation is set up where you would expect to find tables in a brewery. The brewing equipment is set up within the area that people sit. During the summer all the doors are open, trucks are coming in delivering empty kegs and picking up full one. People are coming in wanting to watch the operation, asking questions and being part of the active social environment.

Paul Wade – Section 8B deals with overlay ordinances. Have you gone thru some of that to see if could fit in that district.

Kris Paul – I have a functioning operation on that site. I assumed that I would everything was good to go. I expected to meet with zoning to see how we would get residential, I had no idea we would be sitting down to get the DRD to approve a business that was currently in place that we spent the last year getting this to come to St. Clair. I am very interested in getting this worked out so we can move forward on this project.

Mike Laporte – Mixed use is already in our plan.

Kris Paul – In conversations that we had I understood we had two different options. One to get a special use and one was to amend the DRD to approve what we currently have down there. One seems much cleaner and simpler than the other. We don’t want to build something that sticks out like a sore thumb or doesn’t belong in a historical city like St. Clair. We want to add a little fresher look to the building.

There are a couple of different requests we would like to get to as things move forward. The craft beer culture bring a lot of foot traffic to the area. People want to do things when they get there such as feather bowl, darts, billiards, etc. Our current ordinance allows one pool table, pool halls are not allowed, only one entertainment per establishment only which would do an injustice to the style of business we are looking to establish. Once we are established we would like to make changes in the ordinance so we have greater flexibility for entertainment once people get here.

Dave Scurto – Pool tables fall under the Code of Ordinances which would have to go to City Council. I would consider pool tables here as an accessory to what his main operation is and not defined as we have it in the Zoning Ordinance.

Terry Beier – So we only need to look at the micro brewery?

Dave Scurto – Just the production.

Mike Laporte - While we are looking at it we should do both the microbrewery and distillery.

Terry Beier – What kind of time frame are we looking at?

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Dave Scurto – If it as simple as adding to a list of uses and coming up with a couple conditions it would be based on public hearing conditions. I will get the language from the state and add it as one line item for a special use.

Discussion on public hearing, special use to amend Downtown Redevelopment Riverside District to allow a microbrewery as a permitted use.