

**Minnetonka Planning Commission  
Minutes**

**Feb. 21, 2019**

**1. Call to Order**

Chair Kirk called the meeting to order at 6:30 p.m.

**2. Roll Call**

Commissioners Hanson, Henry, Luke, Powers, and Kirk were present. Sewall and Knight were absent.

Staff members present: Community Development Director Julie Wischnack, City Planner Loren Gordon, and Assistant City Planner Susan Thomas.

**3. Approval of Agenda:** The agenda was approved as submitted.

**4. Approval of Minutes:** Feb. 7 2019

***Luke moved, second by Hanson, to approve the Feb. 7, 2019 meeting minutes as submitted.***

***Hanson, Henry, Luke, Powers, and Kirk voted yes. Sewall and Knight were absent. Motion carried.***

**5. Report from Staff**

Gordon briefed the commission on land use applications considered by the city council at its meeting of Feb. 11, 2019:

- Introduced an ordinance for an application from the Hennepin County Medical Examiner's Office.
- Introduced proposed amendments to sections of the zoning ordinances that relate to residential districts, wetlands, shorelands, retaining walls, the Opus overlay district, and signs. It will be reviewed by the planning commission at its meeting on March 7, 2019.

The next joint meeting of councilmembers and planning and EDAC commissioners to discuss Opus will begin after the planning commission meeting on March 21, 2019 at approximately 7:30 p.m. Another meeting will be held April 18, 2019.

**6. Report from Planning Commission Members**

Powers attended iFly's grand opening. The participants were having fun. The facility is wonderful and he is glad it is located at Ridgedale Center.

**7. Public Hearings: Consent Agenda:** None

8. Public Hearings

A. Resolution approving a conditional use permit for a microbrewery and taproom at 5959 Baker Road.

Chair Kirk introduced the proposal and called for the staff report.

Thomas reported. She recommended approval of the application based on the findings and subject to the conditions listed in the staff report.

Dan Syverson, representing Boom Island Brewing Company, applicant, stated that he was happy to answer questions. Boom Island has a flawless record and was one of the first microbreweries in the state. He looks forward to moving to Minnetonka.

Powers asked if families and dogs would be welcome. Mr. Syverson answered affirmatively. He is in the process of applying for a permit with the state to allow dogs in the facility. There would be board games and bumper pool. There may be a fireplace with soft seating and tables to accommodate large groups of people and families. Food delivery to the site would be allowed. Prepackaged snacks would be available for purchase. Local restaurants would be advertised and patrons would be encouraged to have food delivered to the location.

Hanson asked if pedestrian and bicycle access had been considered. Mr. Syverson stated that there is a bike trail less than a half a mile away. Bike racks would be provided. Live music would be provided on the weekends inside the building. The proposed building would be quite a bit larger than the current facility. The tap room would be five times larger than the current location's tap room.

Luke asked about the adjacent space. Mr. Syverson explained that the adjacent space would be part of the microbrewery's leased space to provide a separate entrance and vestibule. A commercial kitchen could occupy that space in the future. Wischnack explained that a separate entrance would be required between a commercial kitchen and an area that would allow animals.

The public hearing was opened. No testimony was submitted and the hearing was closed.

Powers liked that the proposal would provide a sense of community and belonging.

***Powers moved, second by Henry, to recommend that the city council adopt the resolution approving a conditional use permit for a microbrewery and taproom at 5959 Baker Road.***

***Hanson, Henry, Luke, Powers, and Kirk voted yes. Sewall and Knight were absent. Motion carried.***

9. Adjournment

*Hanson moved, second by Luke, to adjourn the meeting at 6:55 p.m. Motion carried unanimously.*

By:

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Lois T. Mason  
Planning Secretary