

City of Gem Lake Planning Commission Meeting Minutes
Tuesday, July 9, 7:00 p.m., Heritage Hall, 4200 Otter Lake Road

Call to order and Roll Call

Chair Ben Johnson called the meeting to order at 7:02 p.m. Commissioner Pratt and Wippich were present. Staff Present: City Engineer Justin Gese, City Attorney Patrick Kelly, City Planner Tom Riedesel. Citizens/Presenters: Ron Bartosch, Josh Eckton, Jim Lindner, Fritz Magnuson and Dan Marier.

Approval of Agenda

Commissioner Pratt made a motion to approve, seconded by Commissioner Wippich, motion passed.

Old Business

None

Public Hearing – Changes to Ordinance 131 Section 9.6.5 – Uses

Commissioner Wippich made a motion to open the public hearing at 7:15 p.m., seconded by Commissioner Pratt. Public hearing open.

Tom Riedesel, City Planner, discussed the proposed changes in the context of Honey Bear Meadery and HyVee. Changes to the ordinance would include: on/sale, off sale, production and retail of microbrew and meadery, convenience store, liquor store, fueling station, distillery, coffee shop. Commissioner Wippich asked about other municipalities that are similar. City Attorney Patrick Kelly: Look at the evolution of the city, look at traffic, land use. Is this a good place for this type of operation? City Planner Tom Riedesel says yes.

Josh Eckton, Honey Bear Meadery, gave an overview of the proposed Honey Bear Meadery, a 830 square foot production/package and retail proposal at 1595 E. County Road E. Parking and hours of operation were discussed. A question arose about the fire sprinkling, the White Bear Lake Fire Department has completed their review and recommendation for fire sprinkling. Questions about hours of operation and food preparation onsite were asked – Mr. Eckton said that hours would likely be 2:00 – 10:00 PM and they were considering carrying prepackaged food, but would not be preparing food at the meadery.

Representatives from HyVee presented an overview of the proposed 10,600 sq ft Fast and Fresh store proposed for the corner of County Road E, Hoffman Road and Highway 61. Discussed the traffic study, drive thru, future look of Hoffman Road, 60% glass requirement and agreed to give the City of Gem Lake an extension to the 60 day requirement.

Commissioners Wippich and Pratt agreed, good changes, no reason not to allow the additions and to move forward these changes to the city council.

The Planning Commission for the City of Gem Lake voted 3-0 to recommend that the City Council approve the following amendment to Ordinance No. 131 – the Consolidated Land Use Ordinance. In the categories of permitted uses in Section 9.6.5, under “Commercial,” the following uses shall be added to the permitted ‘Conditional uses of space assigned as “commercial”:

“Convenience stores with fuel islands, restaurants, coffee shops, microbreweries, meaderies and microdistilleries and their associated retail operations, and on-sale & off-sale intoxicating liquor sales.”

The city shall update and make corrections throughout Ordinance No. 131 - Section 9, and any supporting documents or city ordinances, to ensure consistent and accurate reference to and application of these changes.

Commissioner Johnson made a motion, seconded by Commissioner Pratt to close the public comment period. Motion approved, comment period closed at 8:46 p.m.

Public Comments

Fritz Magnuson, Daniels Farm Road, as a result of the 4th of July storm and grading within the Villas Development, he estimated that 16,000 gallons of water has settled in his back yard and the adjacent property owned by Anthony Scornavacco and Michael Garrett. Mr. Magnuson stated that the water was present for 5+ days and caused damage to approximately 1,500 sq ft of property and will be seeking remediation and reparations. He will also be attending the City Council meeting to discuss.

Commissioner Johnson made a motion, seconded by Commissioner Pratt to adjourn the meeting. Motion passed, meeting adjourned at 9:05 p.m.