

Minutes
Meeting of the Village of Spring Green Plan Commission
Wednesday, December 14, 2016
Held at Village Office
154 N. Lexington Street
7:00 p.m.

1. Marcus called meeting to order at 7:02 p.m. as a Meeting of the Spring Green Plan Commission. Members present: Joel Marcus, Eugene Hausner, Greg Prem, and Dan Vernon. Michael Broh arrived at 7:20 p.m. Brad Hutnik was absent. There is currently one vacant seat. Others present: Wendy Crary and Aaron Holverson. Mick Showen arrived at 7:18 p.m.
2. Crary appointed minute taker.
3. Motion by Prem, second by Hausner, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from the September 21, 2016 Plan Commission Hearing and Meeting. Motion by Prem, second by Hausner, to approve minutes. Motion passed with all in favor.
5. Preliminary consultation with Aaron Halverson regarding clarification of “Bakery”, “Food Store”, & “Eating and Drinking Establishments” listed as permitted uses in the B-1 Village Retail Business District. Marcus stated, “We first need to decide if coffee roasting is allowed within the ordinance, if not then should we add it as a conditional use or a permitted use”. Holverson said, “I’ve researched this matter and the closest business I was able to find is in Platteville which is a café with a roaster where they roast beans on site”. “Our initial goal is to start roasting coffee beans and then to brew and sell coffee”. Prem asked how long the roasting process is and how many batches would be roasted in a week’s time. Holverson replied, “We would roast about 20 pounds at a time and then with the cool down process it takes about three hours, we’d start with 1 to 2 batches per week until it’s necessary to do more”. Hausner inquired about whether or not there is a smell associated with the process. Holverson responded that it smells like coffee for approximately 20 minutes. Vernon stated, “I’m concerned about it turning into a large industrial process”. Marcus replied, “That’s why I brought this matter to the full Plan Commission for review”. The Plan Commission discussed the zoning ordinance and possible interpretations of the listed permitted uses within the B-1 District. Marcus said, “I’m inclined to define this use and add it to the permitted uses”. Prem pointed out that the B-4 District specifically lists “Food Processing & Packaging” as a permitted use which is also defined and that would restrict a large industrial operation of this nature from locating within any other zoning district but the B-4. Halverson informed the Plan Commission that the state will be viewing his business as a restaurant and he will have to comply with all laws and permitting processes associated with a restaurant. Prem said, “I’m willing to view this use as an Eating & Drinking Establishment”. The Plan Commission discussed whether or not they should add a specific use for this type of business or if it is already allowed under some of the listed permitted uses. Broh commented, “I feel it should be treated as a permitted use under a few permitted uses that are already listed”. The consensus of the Plan Commission is to issue the opinion to interpret Aaron Holverson’s business model to roast and sell coffee beans as a permitted use under “Food Store”, “Eating and Drinking Establishments”, and “Restaurants”. No action necessary regarding this item.
6. General Public Comment: There was no general public comment at this time.
7. Adjourn. Motion by Vernon, second by Broh, to adjourn at 7:33 p.m. Motion passed with all in favor.