

Plan Commission Hearing 2019-05-15 Minutes

Item 1: Call to order by Marcus at 7:03 pm.

Present: Irv Snyder, Fred Iausly, Jason Falteisek

Joel Marcus, Ed Lilla, Gene Hausner, David Saperstein, Greg Prem, Michael Broh (arrived at 7:10pm)

Absent: Brad Hutnik

Others Present: Don Greenwood, Erin Rasmussen, Amy Rasmussen, Bonnie Bindl, Joe Bindl (7:16pm), Aaron Holverson, Kevin Bauer, Mary Bailey, Curtis Bailey

Item 2: Prem appointed minute taker without objection.

Item 3: Motion by Gene Hausner, seconded by David Saperstein, to approve the agenda. Motion passed with all in favor.

Item 4:

Bonnie Bindl, who resides in this same neighborhood, expressed concerns that this location is the only B1 parcel on the block and that there is a daycare next door. She feels it's a great idea, but the location is not necessarily the best choice. Her questions/concerns include the issues that existed previously with the coffee roasting business including environmental concerns, water and sewer capacity, and what chemicals are being used as part of the process. She also questioned whether there would be an outside seating area, parking issues, hours of operations, as well as volume of deliveries and license requirements for the tasting room.

Erin Rasmussen explained that there is a three month processing period after the harvest. Each year that typically runs from approximately August until late October. The fermentation creates a smell similar to yeast. There are no dangerous chemicals used as part of the process. The grapes are harvested, then processed, aging and then bottling occurs when ready. Most traffic would be during the harvest period. Most operations would occur indoors, on a small scale basis. There are currently no plans for outside patio. The hours of operation must abide by state law limits for a tasting room, which is 9 PM. 11 AM would be an approximate time for the opening. The facility would require a wine license from the village. This building would likely be adequate for at least five years. The expected output would be 3000 to 5000 cases annually. Joe Bindl arrived at 7:16 PM.

Kevin Bauer, the current owner, spoke in support of the application. He feels that a boutique winery would be a nice addition to the community. The processing would occur indoors, traffic was likely more of a concern with the previous use of the building. He feels it would improve tax revenue. He further stated, "Another business is a good thing". There was equipment stored outside the building as part of the previous usage, this would likely be reduced or eliminated. The B1 zoning was assigned by the village after building and usage by Alliant was already in place. This is a very low impact business that is being proposed in his opinion.

Don Greenwood asked about any solid waste such as grape skins. Erin Rasmussen explained that they would like to find a composting partner otherwise the waste would be consolidated and

moved outside. It would be covered and picked up regularly. She expressed that the solid waste is typically easy to get rid of since composting partners are usually easy to find for this type of product. Kevin Bauer suggested that the waste issues for a winery would be no different than a typical restaurant. Amy Rasmussen explained that the solid waste would only be relevant for a limited period during the harvest.

Item 5: General public comment- Bonnie Bindl continued to express that winery was a positive use, great revenue but her only concern is the proximity to residential area. No further public comment.

Item 6: Motion by Michael Broh, seconded by David Saperstein, to adjourn the hearing at 7:26 PM. The motion passed with all in favor.