

Ch. Kalina called the September 3, 2020 Zoning Commission regular meeting to order at 7:36 p.m.

Roll found: Kalina, Dermody, Schneider, Fischer, Crew

Also in the audience: Alternate Manley, Trustee Schulte and Zoning Inspector Wilson

Ch. Kalina stated they would table the 8/6/2020 Public Hearing minutes so as to include them with the continuation of that Public Hearing on 9/3/2020.

Ch. Kalina asked if there was a representative present for Hoppy Dude Brews to discuss the Conditional Use Permit request. No one was present.

Ch. Kalina stated they will move to Old Business and come back to Hoppy Dude Brews discussion later in the meeting to give the applicant time to arrive. Ch. Kalina explained the process for review of the Conditional Use Permit and indicated that the audience is welcome to review the packet submitted by Hoppy Dude Brews.

Ch. Kalina stated that the first item of Old Business is the discussion and next steps for the Chapter 15 proposed text amendment. Ch. Kalina stated he listened to the comments from the public hearing. Ch. Kalina stated the Zoning Commission tonight will either approve, approve with modifications or deny the amendment. If approved it will go to the Board of Trustees for consideration. Upon receipt by the Board of Trustees, they have 30 days to hold a Public Hearing. Within 20 days of the Trustees' Public Hearing the Board of Trustees has to either adopt or deny the proposed language. If the language is adopted it becomes effective within 30 days of adoption.

Ch. Kalina asked if there were any comments.

Mr. Jennrich asked if the Zoning Commission would consider the suggested change to 7.5.h and Ch. Kalina stated that he was comfortable with the review done by the Planning Commission, hired expert planner and the Prosecutor's Office, and he felt because the experts hadn't recommended that change he was comfortable with the language as it is. Ch. Kalina stated they don't want to overregulate our local businesses. Discussion followed.

Mr. Pearl asked about a residential property that boards horses and Ch. Kalina and Trustee Schulte explained that is considered agriculture and they would be exempt. Discussion followed.

Ch. Kalina entertained a motion to approve the Text Amendments to Chapters 3, 7 and 15 pertaining to Sales and Special Event Regulations, as modified.

- Ms. Dermody moved and Mr. Fischer second.
- There was no further discussion.
- Ch. Kalina called for vote to approve.
- All were in favor.

Kalina – yes, Dermody – yes, Schneider – yes, Crew – yes, Fischer -- yes

Ch. Kalina thanked everyone for their input and efforts.

Ch. Kalina stated they changed the subject matter list to include Conservation Development language. Mr. Pearl provided some outstanding recommendations for the solar discussion which will be forwarded to the Board for review. Mr. Pearl also shared information regarding charging stations, which Ch. Kalina will also share with the Board.

Ch. Kalina stated that under New Business they received a Conditional Use Permit request for Hoppy Dude Brews and a representative for Hoppy Dude Brews was now in attendance.

Ch. Kalina asked the representative to discuss the project.

Chad Riffle, Forest Drive, Hinckley

Mr. Riffle has been a Hinckley resident for 24 years. He received a brewing kit as a gift and this idea has taken off from there. They are registered with the State and Federal agencies. They would like to utilize the facility at 1369 Ridge Road for brewing and a tasting room. As part of the federal and state requirements for licensing for alcohol use they are required to have the commercial building before the licensing piece. Additionally, for Federal and State licensing requirements they have to get approval from the Township. Their plan is to brew when no one is there and have established normal business hours during evenings. They will not be brewing when customers are present.

Ch. Kalina asked if they will be serving food. Mr. Riffle stated no food will be served, strictly a tasting room. They want to start small and work their way up.

Mr. Riffle stated that this project allows them to bring another type of business into the Township and possibly partner with Fosters. When they are large enough to take off, they would like to build an actual facility and stay within the Township. They like the Township and they are between 2 larger highways so it is a central location to bring more business in.

Ch. Kalina explained that the business will be in the unit between Grooming by Missy and the Southern Breeze Salon. The Fire Department has already reviewed the plans and provided their recommendations.

Mr. Riffle stated they have been in contact with the County and they have the County approval.

Ch. Kalina asked for comments from the Board.

Ms. Dermody inquired about the brewing during the evening.

Mr. Riffle stated they would be brewing during off-hours so they are not brewing when people are in the building. They don't want to brew at the same time people are there because, even though there is enough ventilation, they want to have separate hours for tasting.

Ms. Dermody questioned if there would be enough parking and Mr. Riffle stated there are 42 parking spots available, which are shared with the other businesses. Since they will be open in the evening, the dog grooming will be closed and the salon will be winding up for the evening so there should be enough parking.

Trustee Schulte asked how many people can occupy the space. Mr. Riffle stated they were planning on a limit of 10, including Mr. Riffle and his partner. The County was in agreement with that, as well as the Hinckley Fire Department, but they are waiting for their final occupancy permit.

Zoning Inspector Wilson stated there was a walk through and inspection by the Fire Department.

Mr. Schneider asked about the possibility of expanding. Mr. Riffle stated that many breweries start big and then falter because they can't sustain themselves because there's not enough business so they want to start with a small space and build distribution contracts and then expand.

Mr. Schneider inquired about their brewing process and Mr. Riffle explained the brewing process. Mr. Schneider asked if their brewing unit is a commercial unit or a homemade unit and Mr. Riffle stated it is a unit that most commercial brewers start with. Mr. Riffle explained that their plan is to provide the spent grains produced by the brewing to the farmers in the area, they don't want to put the spent grains in the dumpsters at the unit. Further discussion continued regarding the brewing process.

Mr. Schneider asked if they have septic or sewer at the building and Mr. Riffle stated septic. Mr. Schneider asked if they will be dumping any grains into the septic system and Mr. Riffle explained that only water will be going into septic, all spent grains will be deposited into grain bags. Mr. Schneider asked if they will be selling at that location and Mr. Riffle stated yes they will be selling on tap.

Mr. Fischer asked if all materials to be used before the brewing and waste materials after the brewing will be stored inside or will they be stored outside. Mr. Riffle stated the grainage that they plan to use for the current brewing will be stored inside and their additional supplies of grainage will be stored offsite. The waste material will be taken out of the facility after brewing is complete and the intention is to turn over to area farmers immediately. Mr. Fischer asked if their intention is an immediate disposal and no storage of waste and Mr. Riffle stated yes.

Mr. Schneider asked if the only door to the business is the front door and Mr. Riffle indicated there is another entry into another suite so they could enter through the salon as well. There is an adjoining shared space with the salon that they can utilize where the bathroom is located.

Ms. Crew asked if they have well water at that location and Mr. Riffle stated that yes it is well water so they will be bringing distilled water in to use.

Mr. Schneider asked if they are requesting approval before they have any State and Federal approval and Mr. Riffle explained that they cannot get their A1C license until they have their commercial building under contract and approval from the Township.

Ch. Kalina stated this evening the Board will be looking at the site plan only, the applicant is moving into an existing structure. The Board will be voting to either approve the plan, return the plan to the applicant with suggestions or deny it. Ch. Kalina asked if there were any modifications planned.

Mr. Riffle explained that they plan to put a variable ventilation system on the roof so when they are brewing and there are fumes there is sufficient ventilation to remove the fumes. The property owner has already given approval for that ventilation system and they have contracted with someone to do the work.

Mr. Schneider asked about the lighting in the parking area for safety. Mr. Riffle stated there is a light outside the suite, currently it doesn't work, but they have talked with the electrician to get that fixed. Mr. Schneider asked if they are planning to put tents and tables outside and Mr. Riffle stated no.

There were no further questions or comments.

Ch. Kalina entertained a motion to approve the site plan as submitted for Hoppy Dude Brews.

- Ms. Crew moved and Mr. Schneider second.
- There was no further discussion.
- Ch. Kalina called for vote to approve.
- Site Plan was approved by a vote of 4-1

Kalina – yes, Dermody – yes, Schneider – no, Crew – yes, Fischer - yes

Ch. Kalina thanked the applicant.

Ch. Kalina stated Ms. Dermody will be retiring from the Board and he thanked her for her years of service to the Township.

Ms. Dermody stated that it has been an honor and she thanked everyone.

Ch. Kalina stated the next meeting will be October 1, 2020.

Ch. Kalina entertained a motion to adjourn the September 3, 2020 Zoning Commission Regular Meeting.

- Ms. Dermody and Ms. Crew second.
- No further discussion.
- Ch. Kalina called for vote to approve.

- All were in favor.

The Zoning Commission Regular Meeting was adjourned at 8:30 p.m.

Judi Stupka, Recording Secretary

Minutes Approved: _____, 2020

Christopher Kalina, Chairman

Diane Dermody, Vice-Chairman

Bruce Schneider, Member

absent
Matt Marzullo, Member

Michelle Crew, Member

Marcus Fischer, Alternate/Member