
MEMORANDUM



TO: Mayor & City Council
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist
SUBJECT: **Rezoning, CUP for Sunken Ship Brewing Co., and Site Plan Review for property located at 32273 124th Street Northwest**
DATE: September 21st, 2021

Informational only, no motion required:

Background: This property site is located in Baldwin Township and the applicants have applied for annexation into the city limits. The City Council is holding the second reading for annexation on September 23, 2021 and with approval will forward the annexation to the State for final approval.

Jeff Smith, Jon Smith, and Teresa Smith (Stout Storage, LLC) are the applicants for the applications of Rezoning, Conditional Use Permit, and Site Plan Review.

In 2016 the Zoning Ordinance was updated to define Brewer, Brewpub, Microbrewery, Micro-distillery, and Taproom in the R-1 and R-2 Residential Zoning Districts. The Zoning Ordinance does not identify this business in the B-1, B-2, or B-3 Districts and staff has drafted an Ordinance amendment to include this as permitted use with a conditional use that is being reviewed at the Planning Commission meeting tonight. The Planning Commission approved the Ordinance amendment, and forward the recommendation to the City Council for the First Reading on September 23, 2021. If all goes smoothly, the Final Reading will be held October 14, 2021.

Analysis:

This property site that was previous known as Shipwreck is a corner lot located on the east side of 124th Street Northwest and south of 323rd Avenue Northwest. The Dairy Queen and Coborn's sites are north across 323rd Avenue Northwest and adjoining the property is a township based commercial business east of the site and another south of the site.

Rezoning Application Review:

The City Council is holding the First Reading for the Rezoning at their September 23, 2021 meeting, please see the separate memo in the packet. With the Council's approval the Final Reading will be held on October 14, 2021.

Conditional Use Permit Review:

The applicants are proposing a Brewer Taproom (less than 10,000 barrels). Their intent is to have on-sale consumption of malt liquor produced by the brewer for consumption on the premises and also include the sales of malt liquor produced and packaged at the brewery for off-premises consumption as allowed by Minnesota Statutes. No restaurant use will be operat-

ed on the same premises as the brewery, but the site plan shows on the northwest corner of the site, food truck parking.

Brewer Taproom Definition: A state licensed brewer under Minn. Stats. § 340A.301 subdiv. 6 (c), (i), or (j) permitting the on-sale consumption of malt liquor produced by the brewer for consumption on the premises of a brewery or an abutting property in common ownership of the brewer, which may include the sales of malt liquor produced and packaged at the brewery for off-premises consumption as allowed by Minnesota Statutes.

Review Standards:

1. *The proposed use does not violate the health, safety or general welfare of Princeton residents.*

Comment: No characteristics of the proposed use appear that they may violate the health, safety, or general welfare of the Princeton residents.

2. *The proposed use has been reviewed and approved by the City Engineer in regards to erosion, runoff, water pollution, and sedimentation.*

Comment: There should be no issues in regards to erosion, runoff, water pollution, and sedimentation.

3. *Adequate parking and loading is provided in compliance with the Ordinance.*

Comment: The applicants have provided sufficient parking for the proposed Brewer Taproom.

4. *Possible traffic generation and access problems have been addressed.*

Comment: The applicants have changed the access to the site to line up with the Coborn's parking lot access per the City Engineer recommendation.

5. *The proposed use can be accommodated with existing public services and will not overburden the city's service capacity.*

Comment: The City Engineer has reviewed the plans and the proposed Brewer Taproom for the site will not overburden the city's service capacity.

6. *The proposed use conforms to the City's Comprehensive Plan and is compatible with present and future land uses of the area.*

Comment: This site is designated as commercial on the Future Land Use Plan.

Conclusion / Recommendation for Conditional Use Permit:

Based on the findings that the proposed Conditional Use Permit to allow a Brewer Taproom meets the listed CUP review standards in the Ordinance, the Planning Commission approved CUP, subject to the following conditions:

1. The State approve the annexation for this property site.
2. Ordinance Amendment #809 will need to be approved by the City Council.
3. The applicants will need to acquire liquor licensing to sell alcohol within the premises for on-sale and off-sale with the City of Princeton and the State of Minnesota.
4. The CUP shall be subject to the expiration terms of the Ordinance.

- Hours for off-sale ends at 10:00 P.M., and hours for on-sale ends per the State of Minnesota regulations and the City of Princeton regulations.

Site Plan Review:

The site has an existing 4,746 building that will be renovated to host a Brewer Taproom. A walk-in cooler will be added to the northeast side of the building.

<u>Yard Requirements for B-3 District:</u>	<u>Proposed:</u>
Lot area minimum – 10,000 square feet	(Lot size is 1.50 acres)
Lot width minimum feet – 75 feet	
Maximum lot coverage – 60%	(Proposed impervious area is .86)
Front yard minimum – 20 feet	(250' feet setback)
Side yard minimum – 5 feet	(40' feet setback)
Rear yard minimum – 20 feet	(40' feet setback)
Maximum height – 30 feet	(22'9" feet)

Stormwater:

The plans have been updated to add offsite run off as requested by the City Engineer. The plans reflect the conditions and conclusions of the City Engineer.

Bicycle Parking:

The site plan shows a 10' foot single sided bike rack west of the parking lot by the main entrance.

Street Access:

Access to the site will be off 323rd Avenue NW, the drive aligns with the Coborn's site across the street. The plans show a food truck access to park at the northwest corner of the site.

It was recently brought to our attention that the southern half of 323rd Avenue is currently within a private ingress/egress. As part of the approvals for the site, the City of Princeton is requesting the dedication of 17-ft of ROW from centerline to the south, with an additional 10-ft of drainage & utility easement.

Landscaping:

All areas of the property not devoted to building or parking areas shall be landscaped. A 10' foot landscaped berm is on the west side of the property and the south side of the site has a game area and a separate small and large pet playland. The parking lot islands have decorative rock with oak trees planted inside. The green areas consist of seed with irrigation.

Concrete patio areas are along the west and east sides of the building.

Parking:

The largest shift is expected to be five people total, split between the Brewing and Taproom sides of the building. The parking spaces provided is 67 which includes three ADA (Americans with Disabilities Act) parking stalls. North of the building is 14 motorcycle parking spaces. They

are expecting as many as 50 people occupying the brewery so the provided parking spaces should be sufficient. The parking lot setback from the property lines is 4' feet.

Dumpster:

The refuse enclosure is located on the south of the parking lot. It will hold two 8 yard containers on a concrete pad. The exterior is planned to be painted or prefinished rock-face block, with the steel doors and hinges to be painted a matching color.

Lighting:

There are five light poles shown on the plans in the parking areas. All sources of parking areas lighting shall be fixed, directed and designed so as to not create a nuisance to any abutting properties.

Fire Protection:

Installation of a Knox Box at the main entrance. The site will provide adequate maneuverability for a 46' foot fire truck. The Fire Chief approves the hydrant on the north side of the site along 323rd Avenue NW. A recorded 10 foot drainage and utility easement will need to be provided from the applicants to this hydrant.

Signage:

At this time, signage is not being reviewed. The applicants have stated they will review signage at a later date. A building permit will be required and approved by staff and the Building Inspector prior to installation.

The plans do show the standard site parking and traffic signage; handicap parking, no parking access lane, no parking fire lane, stop sign, and passenger loading zone.

Lighthouse Feature:

The plans show on the southwest corner of the site a future lighthouse feature. A building permit would need to be acquired prior to installation where the zoning and building codes are reviewed and approved.

Fencing:

The plans show an 8' foot wood fence surrounding a game area and a 4' foot black chain link fence surrounding the small pet playland and also a large pet playland. A Fence Permit application will be required and approved by staff prior to installation.

Conclusion / Recommendation for Sunken Ship Brewing Co. Site Plan:

Based upon the above review standards, the Planning Commission approved the Site Plan Review for the proposed Sunken Ship Brewing Co. with the following conditions:

1. Annexation from the State has to be approved.
2. Ordinance Amendment #809 has to be approved by City Council.
3. Rezoning approved by the City Council.
4. Conditional Use Permit approval by the Planning Commission.
5. The parking areas shall be hard-surfaced within one year of the date the permit is issued. If because of weather conditions the hard-surface is unadvisable, a temporary certificate of occu-

pancy may be issued subject to an escrow deposit to assure compliance by no later than July 1st of the following year.

6. The sodding or seeding must be completed prior to issuing a temporary certificate of occupancy. If because of weather conditions sodding and/or seeding is inadvisable, a temporary certificate of occupancy may be issued subject to an escrow deposit to assure compliance by no later than July 1st of the following year.

7. A separate Building Permit be submitted for review and approval prior to installation for signage and a possible future lighthouse feature.

8. A fence permit be submitted for review and approval prior to installation.

9. A Knox Box be placed on the building in coordination with the Fire Chief.

10. The southern half of 323rd Avenue is currently within a private ingress/egress. As part of the approvals for the site plan, the City of Princeton is requesting the applicants provide a recorded dedication of 17-ft of ROW from centerline to the south, with an additional 10-ft of drainage & utility easement.

11. The plans reflect the conditions and conclusion of the City Engineer.

12. All necessary permits shall be applied for and approved prior to any construction, but not limited to: Building Permit, Water Access Charge (WAC), Sewer Access Charge (SAC), and Signage Permit.