

Village of Bellaire

PLANNING COMMISSION

Commissioners: Dan Bennett, Butch Dewey, Bill Drollinger, Fred Harris, and Don Seman

PLANNING COMMISSION SPECIAL MEETING MINUTES

May 23, 2017

5:00 p.m.

1. **Call to Order:** Chairman Drollinger called the meeting to order at 5:02 p.m.
2. **Roll Call Attendance:**
 - Present:** Chairman Drollinger, Dan Bennett, Butch Dewey, Fred Harris and Don Seman
 - Absent:** None
 - Staff Present:** Lori Lockett, Zoning Administrator
 - Also Present:** Christy Wilson
3. **Public Comments:** None presented.
4. **Approval of Minutes:** The minutes of the May 2, 2017 meeting were approved.

Motion by Commissioner Bennett, seconded by Commissioner Seman, to approve the minutes of the May 2, 2017 meeting as written. Motion carried by unanimous voice vote.
5. **New Business:** None presented.
6. **Unfinished Business:**
 - a) **Microbrewery and Distillery – Other Districts:** The planning commission reviewed the sections that would be affected by the proposed amendment to the zoning ordinance. Zoning Administrator Lockett noted that the proposal was to allow breweries and distilleries in the Village Commons District and the Commercial District. If the proposal moved forward, Article 2, Section 2.02 would contain definitions of “Brewery” and “Distillery”. A microbrewery would be sub-category covered under the definition of brewery. Zoning Administrator Lockett explained that the village attorney had developed the definitions for another client. Commissioner Harris asked whether the definition of a “brewpub” should be included. There was brief discussion that it would be covered under restaurant. According to Commissioner Harris, a brewpub is a food establishment with brewing being done on the premises. Zoning Administrator Lockett reminded the commission members that they had previously determined that Short’s brewing was incidental to the primary use as a restaurant. Chairman Drollinger asked if the members had questions about the definitions. There were none. Zoning Administrator Lockett explained that if the planning commission decided to move forward, the proposed amendment would be presented at a public hearing on the next regular meeting date, August 1, 2017; scheduled at 5:00 p.m. with the regular meeting to follow immediately thereafter. In addition to definitions, Land Uses identified in the Table of Land Uses by Zoning District in Article 4, Section 4.02 would be amended. Currently “food processing services are allowed by right only in the Manufacturing District. The thought is to expand food-processing services to include breweries and distilleries and make them a use allowed by special use permit in the Village Commons District and the Commercial District. Members were requested to review the zoning map to see the location of the affected districts. The Commercial District is along M-88. The Village Commons District is quite a large district and allows for a mix of residential and commercial uses. For this reason, it is recommended that the proposed use be by special use. Chairman Drollinger noted that the special use had its own section. Zoning Administrator Lockett explained that

in addition to the site plan review standards, the planning commission would review special use standards set forth in Article 7. When looking at breweries and distilleries commissioners will want to pay particular attention to the water use and the impact on the wastewater treatment plant. Article 7, Section 7.03 addresses public services. Zoning Administrator Lockett suggested that it would warrant a review on behalf of the village by an engineer. The zoning ordinance allows the planning commission to request that an applicant place money in escrow to cover the cost of plan and calculation review by professionals. She explained that an application from Short's is coming before the ZBA. The next step is the planning commission's consideration of the proposed amendment. If the proposed amendment passes, the third step is an application for special use permit before the planning commission. The special use considerations are very important. Commissioner Harris thought that the special use criteria would allow the planning commission to walk through an application to address any issues. Chairman Drollinger requested a motion that the proposed amendment be scheduled for public hearing. Motion was made by Commissioner Bennett and supported by Commission Harris.

Motion by Commissioner Bennett, seconded by Commissioner Harris, that he proposed amendment be scheduled for public hearing.

There was discussion on the motion. Commissioner Dewey asked if the report was being put forth as the amendment. Zoning Administrator explained that the proposed amendment would be put in ordinance form. The memorandum reviewed this evening was for discussion and determination on whether to proceed to a public hearing. There was no further discussion.

Motion carried by unanimous voice vote.

- 7 Correspondence/Reports:** Zoning Administrator explained that Commissioner Seman had provided an article pertaining to Airbnbs. She reported that the proposed legislation allowing short-term rentals is currently pending before committee. Chairman Drollinger asked if there was a particular group lobbying for this legislation. Zoning Administrator Lockett did not know whether there was a particular group but noted that the house bill is pending before the tourism committee; the senate bill before the local government committee.

8. Adjournment: Meeting adjourned at 5:18 p.m.

Minutes compiled by:
Lori Lockett, Zoning Administrator & Recording Secretary

Approved: _____
William Drollinger, Chairman

Date: _____