

**MINUTES
CITY OF ELKO NEW MARKET
PLANNING COMMISSION MEETING
May 3, 2016
7:00 PM**

1. CALL TO ORDER

Acting Chairman Smith called the meeting of the Elko New Market Planning Commission to order at 7:00 pm.

Commission members present: Smith, Kruckman, Hartzler and Vetter
Members absent and excused: Thompson
Staff Present: City Planner Kirmis

2. PLEDGE OF ALLEGIANCE

Acting Chairman Smith led the Planning Commission in the Pledge of Allegiance.

3. APPROVAL OF AGENDA

A motion was made by Smith and seconded by Vetter to approve the agenda as presented. Vote for: Smith, Kruckman, Hartzler and Vetter. Against: None. Vote 4-0. Motion carried.

4. PUBLIC COMMENT

There were no public comments.

5. ANNOUNCEMENTS

There were no announcements.

6. APPROVAL OF MINUTES

A motion was made by Hartzler and seconded by Vetter to approve the minutes of the April 5, 2016 Planning Commission meeting as written. Vote for: Smith, Kruckman, Hartzler and Vetter. Against: None. Abstained: None. Vote 4-0. Motion carried.

7. PUBLIC HEARINGS

A. Brewery/Distillery Amendment

Acting Chairman Smith asked Planner Kirmis to present his memorandum dated April 25, 2016 regarding a proposed zoning ordinance amendment related to the allowance of breweries with taprooms and distilleries with cocktail rooms in the City.

Planner Kirmis explained that the draft amendment would make an allowance for “breweries with taprooms” and “distilleries with cocktail rooms” as a conditional use in commercial and industrial zoning districts.

Kirmis also noted that the amendment imposes various conditions upon such uses to ensure compatibility with surrounding properties. Within commercial zoning districts for example, Kirmis indicated that the amendment imposes annual production limits to ensure that the “manufacturing” component of the business is not or does not become the principal site activity.

Kirmis also advised the Planning Commission that, in their previous consideration of the draft amendment, the Commission found the amendment language to be generally acceptable. The Commission did however, recommend that the amendment text be modified such that accessory outdoor seating (within which the consumption of alcohol may occur) be allowed in association with taproom and cocktail room uses. Kirmis noted that the amendment was modified to make such allowance and that accessory outdoor seating areas (with alcohol service) are treated in a manner similar to that as bars and restaurants in the City.

Acting Chairman Smith opened discussion to the Planning Commission. No comments were however, offered by the Commission members.

Acting Chairman Smith opened the public hearing at 7:07 p.m.

There were no comments provided at the public hearing.

A motion was made by Hartzler and seconded by Vetter to close the public hearing at 7:08 pm. Vote for: Smith, Kruckman, Hartzler and Vetter. Against: None. Abstained: None. Vote 4-0. Motion carried.

With no further comments from the Planning Commission, it was moved by Hartzler, seconded by Smith to recommend approval to the City Council of the proposed amendment which would establish regulations related to breweries with taprooms and distilleries with cocktail rooms. Vote for: Smith, Kruckman, Hartzler and Vetter. Against: None. Abstained: None. Vote 4-0. Motion carried.

8. PETITIONS, REQUESTS AND INQUIRIES

There were no petitions, requests or inquiries.

9. GENERAL BUSINESS

There were no general business items.

10. MISCELLANEOUS

Staff Updates.

Planning Commission Meeting Schedule. Planner Kirmis was asked to provide an update on the proposed change in the Planning Commission's meeting schedule. Kirmis indicated that, to accommodate Township Board member attendance, Commission meetings will be changed from the first Tuesday of the month to the first Thursday of the month. Kirmis indicated that he was not sure of when the change will take place and would need to check with City Administrator Terry.

Senior Housing Project. Planner Kirmis provided an update on the status of the Old Town PUD senior housing project.

11. ADJOURNMENT

A motion was made by Smith and seconded by Kruckman to adjourn the meeting. Vote for: Smith, Kruckman, Hartzler and Vetter. Against: None. Abstained: None. Vote 4-0. Motion carried.

The meeting ended at 7:20 pm.

Submitted by:

Bob Kirmis, City Planner