

**Village of Egg Harbor
Plan Commission Meeting Minutes
June 26th, 2018 at 6:00 p.m.
Paul J. Bertschinger Community Center
7860 STH 42, Egg Harbor, Wisconsin**

1. Call Meeting to Order

Mueller called the meeting to order at 6:00 p.m. Those in attendance were Cambria Mueller, Emily Pitchford, Jon Kolb, Lou Nyberg, Mary Anne Scherer, Ryan Heise, and Megan Vandermause. Absent were Joe Smith and Kathy Navis. Also in attendance in the audience were Peter Gentry, Clarence Scherer, Jim Lundstrum, Lisa Van Laanen, and Dawn McGinnis.

2. Approve agenda

Scherer moved to approve the agenda, second by Nyberg, motion carried.

3. Pledge of Allegiance

4. Approve minutes of April 24th, 2018

Mueller moved to approve the minutes of April 24th, 2018, second by Pitchford, motion carried.

5. Open Session (limited to 10 minutes)

- Mueller announced that there are two new members of the Plan Commission Jon Kolb and Kathy Navis.
- Kolb stated he and his wife owned a cottage for 13 years and bought a house a year ago.
- Kolb said that he and his wife spend about 90% of their time in Egg Harbor.
- The other new member is Kathy Navis.
- The Plan Commission can seat up to 7 members.
- Because Gail Hill moved outside of the Village she was not reappointed to the Plan Commission.
- Gail Hill was willing to continue to serve, but because members of the community were willing to serve the Village Board decided to appoint the members living in the community.

6. One Barrel Brewing Conditional Use Permit Application

- Peter Gentry the applicant for the conditional use permit was in attendance.
- Gentry said that he has owned One Barrel Brewing Company in Madison, WI for 6 years.
- Gentry's business has expanded and has grown to state wide distribution and does well in Door County.
- Gentry said that he thought it was time to expand to a second tap room and his wife is from the Green Bay area so Door County was an ideal location.
- Gentry stated that he and his family will also be moving to Door County.
- Gentry stated that his operation will be similar to Door County Brewing Company and the business will be closing around 10:00 p.m. to 10:30 p.m.
- The façade of the building will be changed to a Cape Cod themed, coastal style, design.
- There will be more windows on the front of the building and the colors will change.
- The color scheme of the building will be white, grays, and blues.
- A small amount of beer will be produced on site and there will be a barrel room.
- It is likely that the one barrel system from the Madison location will be moved to the new tap room and an updated system will be installed in Madison.
- There will not be any venting outside and there will almost be no wastewater.
- No chemicals will enter the water stream.

- There will be about 40 barrels of beer produced per year.
- Mueller asked if delivery trucks will do loading and unloading in the parking lot.
- Gentry stated that the trucks will make deliveries in the parking lot.
- Parking spots will be added to the existing parking lot.
- Gentry stated that he wants to make sure that he has enough parking for customers and would like to be a good neighbor to neighboring businesses.
- There will be 82 seats indoors and 72 seats outdoors.
- There could be up to 12 employees during the season.
- Hardscape improvements will be added to the walk paths.
- There will be wooden deck added for outdoor seating.
- Kolb asked about the amount of parking that will be added. Gentry explained that he is proposing 37 parking spots currently.
- Gentry said that he knows on street parking can be counted, but he could add more parking if necessary. However, this would add additional cost.
- The garbage receptacles will be back where the delivery trucks come in.
- Kolb asked about the outdoor beer cooler that was noted on the site plan. Gentry stated that he is not sure if this will be necessary, but this is an option if it necessary.
- Kolb asked about the lot lines and confirmed that all of the improvements meet the setback requirements.
- Kolb asked if there are outdoor entrances to the bathrooms to serve the people sitting on the patio.
- Mueller confirmed that outdoor serving will be served in plastic containers.
- There would be no live music indoors and there are no intentions at this time to have live music outdoors.
- Kolb asked about the leasing of the kitchen and Gentry stated that he doesn't have a tenant yet, but at the other tap room they partner with local food vendors to have food at the brewery.
- There will be no grill or heating spaces in the leased kitchen.
- The typical business hours are being targeted for 11:00 a.m. to 10:00 p.m. possibly 10:30 p.m. on the weekends.
- Mueller stated that this meeting is the first meeting of three meetings. Mueller stated that she would like to see a rough color scheme for the next meeting.
- Mueller thanked Gentry for attending the meeting.

7. Five Year Implementation plan update and next steps

- Vandermause stated that she went through the five year implementation goals table and put the items in order by priority and added in the responsibility for each item.
- The public participation plan was approved by the Plan Commission and is being reviewed by Attorney Vande Castle.
- Once the Public Participation Plan is reviewed by the attorney the item will go to the Village Trustees for approval and then the public meeting can be scheduled.
- Staff is also working on developing a request for proposals to send out to comprehensive/local planning consultants so that there is an idea of cost for the FY 2019 budget.
- The consultant will assist the Village with updating pieces of the comprehensive plan such as the zoning map.

8. Code Violations

- Vandermause report that there was a complaint about the condition of the yard at the house on the north corner of CTH E and Church St. as well as complaints about the appearance of the yard at the old Something Fishy building.
- Pitchford asked if anyone has mentioned anything about a building that seems to have fallen down on the property on CTH E adjacent to the church.
- Staff will follow up on these items.

- The Commission also asked staff to verify that the dumpster on Mariner Road was moved out of the right of way and to check on the progress of the living quarters above the garage being removed.

9. Next Meeting

The next meeting is July 24th, 2018 at 6:00 p.m. The public hearing for the conditional use permit will take place prior to the meeting.

10. Adjourn

Mueller moved to adjourn, second by Pitchford, motion carried.