

**CITY OF MEDINA**  
**PLANNING COMMISSION**  
Meeting Minutes  
Wednesday November 12, 2014

1. **Call to Order:** Commissioner Nolan called the meeting to order at 7:00 p.m.

Present: Planning Commissioners Charles Nolan, Robin Reid, Kent Williams, Robert Mitchell, Victoria Reid, Janet White, and Randy Foote.

Absent: None

Also Present: Mayor Elizabeth Weir, Council Member Kathleen Martin, Planning Consultant Nate Sparks, City Planner Dusty Finke, and Planning Assistant Debra Peterson.

2. **Public Comments on items not on the agenda**

No public comments.

3. **Update from City Council proceedings**

Martin updated the Commission on recent activities and decisions by the City Council.

Nolan said he would like to hear the Council's view on the Staging/Growth Plan in the upcoming future. Martin explained issues of tax base, traffic, and owners of property.

4. **Planning Department Report**

Finke informed the Commission that staff hadn't received any new applications.

5. **Approval of the October 14, 2014 Draft Planning Commission meeting minutes.**

**Motion by R. Reid, seconded by Foote,** to approve the October 14, 2014, Planning Commission minutes with the changes noted. Motion carries unanimously.

6. **Rachel Contracting – PUD General Plan and Preliminary Plat to develop 43 single family residential lots along the north and west portions of Medina Golf and Country Club.**

Sparks presented the application explaining the General Plan is the second stage of the PUD process and the preliminary plat. During the concept plan in April, the applicant had proposed 54 units which had been reduced. The site is currently zoned for Public Recreation, with an exception of the southeast corner zoned high density residential. The application would zone the entire property to PUD.

Sparks said twenty-eight of the units were proposed to have side loaded garages and wouldn't face the street. The applicant was asking for a reduction in setback from the front yard setback requirement. The applicant also requested to deviate from the lot width in the R2 zoning district, and to increase the hard cover requirements from 50% to 60%. Sparks said the golf course has very minimal hardcover. Within the R1 zoning district the applicant requested a deviation from the front and side yard setbacks.

Sparks explained with a PUD the applicant can deviate from City regulations if it's found to be acceptable and meeting the purpose of the PUD.

Williams asked for clarification of the use of a PUD. Sparks explained that staff itemized the underlying zoning district as a comparison for the Commission. Williams asked if the existing zoning was relevant to the analysis. Sparks said it was relevant. V. Reid said the property is zoned Public/Semi Public. Nolan said the Commission is really looking at the requirements of the PUD. Nolan explained if an applicant wanted to reduce setbacks it's called a deviation rather than a Variance. V. Reid said she was having a difficult time understanding the Public/Semi Public zoning and R2 as it relates to the PUD and residential zoning districts.

Williams asked how staff determines that the R2 zoning district was appropriate for this application. V. Reid asked how staff concluded that the Public/Semi Public zoning should be changed to a PUD with underlying Residential zoning.

Sparks explained the applicant proposes residential. Under the Public/Semi Public zoning classification Private Recreation is allowed with some residential. The site would continue to have recreational uses and the PUD would tie it all together as one development around the golf course. Nolan pointed out that the golf course had the ability to develop high density at the S/E corner of the property and asked how it would have access. Sparks explained it would not run south, but rather up Evergreen Road to County Road 101. He said they are supposed to look at the project as an improvement and when looking at the SE corner he's looking at a golf course with no deforestation of trees. He asked what the negatives were; comparing it to the high density in that SE corner to suggest the proposed project is an improvement.

Sparks said in the General Plan things are more technical since the PUD is its own zoning district. The new road from Meander to Shawnee Woods Road is proposed to be wider due to the number of driveways along the road which would resolve concerns. Sparks said the parking would be on the non-parking driveway side. Sparks explained some concern was raised with the three tight curves proposed which do not meet the City's preferred 30 mile per hour design. The applicant had provided turning templates depicting vehicle motions through these curves which appear to allow vehicles and trucks to move through these curves adequately, although it will be at a low rate of speed.

Sparks said tree replacement was not required for the proposed development. Williams asked if all the trees on the golf course were part of the calculation. Sparks said yes the lot was looked at as a whole. Williams and V. Reid asked for better clarification of tree removal and how it's calculated. Sparks explained that the ordinance allows each time an area develops the applicant/owner gets a certain percentage of removal for redevelopment. Finke clarified that the ordinance has an initial site development removal percentage for the overall development of the site which would include this application. Finke said they used the initial development standard and if further divided later, they would then have a lesser amount to remove without replacement requirements. The initial removal is higher, taking into consideration streets and utilities.

Nolan asked if the use of a PUD was appropriate. Sparks said "yes" a PUD was appropriate. Sparks explained the trees in the N/E corner were proposed to be preserved and a "pass through park" approximately 8000 square feet would be in that same area. The park would apply towards their park dedication requirements. Sparks reviewed the "Purpose" Section of the PUD with the Commission and public. Williams asked if the Commission should look at the PUD standards in a way that the development standards wouldn't be required under a standard subdivision/zoning.

R. Reid said it wasn't appropriate to call the Villas townhomes when they were detached single family homes. She further asked why staff felt the small remote park wasn't necessary. Sparks said staff felt a larger park for the area was thought to be better than a "pass through park."

V. Reid asked for clarification of the Country Club remaining and what could happen if the golf course went under. Mitchell explained the Country Club would have to apply for a PUD Amendment.

Foote asked if we had a certain criteria to review open space. Sparks said yes the City had maximum hardcover requirements. Nolan said the first step in zoning is to look at what's better, the current zoning or the proposed, how it would get access, and then to decide if it was an improvement for the City of Medina and what the negatives may be in comparison to the existing situation. He further explained the street would go through Evergreen and bypass the Cherry Hill Development. He asked staff if access would go through the Dominion property to the south. Finke said "no." Nolan asked how staff would look at how this section of the land is better to be the high density area rather than open space as a golf course. How is this development an improvement from what is there today. What is driving the lack of screening and a three foot buffer with a fence. He said he was curious if staff had any comments on the topic. Sparks said the idea is to have houses back up to the golf course.

Charles Cudd of Charles Cudd De Novo explained from a macro standpoint as a builder the project layout is what they want to do for access to the site and to take advantage of the golf course views. The villas along County Road 116 are one level housing without a second story and aren't attached. He said they developed Medina Highlands and it's a very popular development. Detached Villas are much more sought after than attached. The outside maintenance for the proposed project would be taken care of similar to an attached townhome development would be. Since there is no other golf course in Medina, the type of housing is different from what else is available in the City and they think their proposal is really a good one. The buyers moving into a development such as this are typically Country Club members, which supports the golf course. The proposed development is more geared towards an empty nester type buyer. They typically don't leave during the rush hour, don't burden the schools and are an asset to the community. Williams asked what made the units "empty nester homes." Charles Cudd of Charles Cudd De Novo explained the homes would be mainly one level living, with a master bedroom/bath on the main floor. Some of the homes would provide lower level space. The lots aren't great for families with kids.

Chuck Alcon representing Rachael Contracting explained that when they met with City staff at their pre-application meeting they were told to apply for a PUD. The Concept Stage was reviewed by the Commission and Council in April and May of this year. Alcon said they feel they listened to the requests of the Commission and Council and have made the changes asked of them. He explained the density was shifted over to the west side, lot four at the SE corner, and was completely eliminated which preserved the trees. Wetlands would not be impacted, and access onto County Road 116 was approved by Hennepin County. The problem with County Road 116 isn't a specific development problem, but rather an area issue. Alcon said if any of the Commissioners wanted to accompany him at the Catholic Church at 6:30 a.m. the next morning at 10/50<sup>th</sup> he'd be happy to show them where the traffic problem was coming from. He said City staff was working very hard with Hennepin County and MnDot on a short and long range plan for roadway improvements, specifically turn lanes. He said staff reports were acceptable to them.

Foote asked what the spacing was between the homes in Block One. Alcon said homes have either a 5 foot or 10 foot side yard setback, but would have a total of 15 feet between homes.

Williams asked what was being done with the traffic issue. V. Reid asked the applicant why they decided not to give buyers privileges to the golf course. Alcon said it was a private club. Cudd said some owners will have ability to purchase membership.

Williams questioned traffic. Weir explained Council member Martin met with Senator David Osmek and they are working on increasing the left hand turning capacity by 30% during each light cycle which reduces the ¾ mile backup to what should be expected at an intersection. The fix is temporary, but will help in the interim.

White said the applicant was asking for deviations in each of the blocks and asked the applicant to explain why. White said she had more of an issue with the front yard setback deviations. Rick Denman of Charles Cudd De Novo explained the garage was closer to the street, but the actual physical portion of the house was 45-54 feet away from the front property line. He said the area with reduced front yard setbacks didn't have homes across the street. Nolan commented on the close side yard setbacks since they were only proposing 15 feet between homes. Charles Cudd said the distance between the actual homes would stay the same yet the reduction in setback would allow for greater turning radius. He further added they had some constraints with the project being on a golf course since they need to have larger back yards. White said Cudd answered her questions about block one, but asked why they were proposing a reduced side yard setback in Block 3. She said the reduced 20 feet between homes, rather than the 25 feet, weren't as aesthetically pleasing as the homes across Shawnee Woods Road that had larger lots and greater front yard setbacks. Cudd said the properties across the road were guided R-1, Single Family Residential.

Nolan asked why the applicant was proposing a fence to be set back only three feet from the neighboring lots at the NW corner of the property. How was it desirable to have a three foot setback to the fence? Marty Campy, project Engineer, said they thought it was appropriate. He said they are proposing only a three foot separation in a 200 foot length area. The lots to the north are 200+ feet deep and he didn't feel it would be an intrusion to those lots.

Mitchell asked if the road parallel to County Road 116 was public. Finke said it was public. Mitchell asked what the use would be for the 10 feet for right-of-way (ROW). Finke said the ROW is typically used for utilities. Mitchell asked if they were giving enough ROW to widen County Road 116. Finke said yes.

Scott Peterson, President of Medina Golf and Country Club, said the importance of the development is significant. With over 2000 members, including all family members, the par 3 is significant for long term viability of the country club. He said the par 3 is to teach family members how to golf and not get in the way on the other course. He said there's been some talk about golf courses failing, but they are very financially strong. Their membership is committed to making the investments back into the country club.

Nolan said there were areas of no tree removal to areas of heavy tree removal and for every lot removed from east to the west end changes the trees impacted.

Peterson said specific options were available for the sale of the golf course land following an old option agreement for the country club and the development. Nolan asked what the net effect was to move a section of the golf course. Peterson said close to 500,000.00.

Public Hearing opened at 8:50 p.m.

Eric Voltin of 630 Shawnee Woods Road said he lived directly across from the proposed Block 3 on the plan. His concern was primarily the woods proposed to be removed which

would be equal to the length of two football fields. At one of the last City Council meetings an Arborist was brought in and was describing the Old Growth Forest and he read the Old Growth Forest Code to the Commission. He said numbers 3, 5, 6, and 9 wouldn't meet the requirements. He asked the Commission to not allow the applicant to develop Block 3. The request for front yard deviations was to accommodate the golf course and nothing for the City, which violated the PUD.

Mark Czech of 660 Shawnee Woods Road said he had obvious concerns regarding the rate of growth in Medina. M. Czech said the City Attorney had written a letter of opinion and the easement of Shawnee Woods Road and they were close to having an agreement with Hennepin County. M. Czech said being close to having an agreement is not the same as having an agreement. He informed the Commission that he hadn't heard anything about compensation to neighboring land owners for tree loss that would occur due to the installation of the proposed curb and gutter for the project/roadway.

Jo Janssens of 690 Shawnee Woods Road said he agreed with his neighbors.

Heather Czech of 660 Shawnee Woods Road said she supported her neighbors. She said she's a business owner and understands why Rachel contracting wants to develop. She said a lot of trees are being removed and they are all beautiful Maples. She said it's one of the few places that have old forest and should be left alone (Block 3 of the proposed project should not be developed).

Elizabeth Theesfeld of 600 Shawnee Woods Road said she supported her neighbors. She said the trees actually hang over the road and are beautiful and it's the only area in Medina like it. She said the proposed development would totally destroy them.

Public Hearing closed at 9:03 p.m.

Nolan asked what the house design would be for Block 3. Cudd said the area was designed to be lookouts. Nolan said a lot of trees were proposed to be removed for grading and it appeared that it was being done to increase the height of homes. He asked the applicant to address the reason for extensive grading and if the use of retaining walls would reduce the grading. He further asked what considerations were being given in terms of conservation. Marty Campion said generally they are to move the water away from the homes to the wetland that is behind them. Retaining walls wouldn't facilitate the water to drain appropriately. He said they could put a swale along the back property line to try and keep water as far away from homes as possible. He said if they moved the swale further to the north more trees would be saved, but then it would be harder to get the water away from the homes.

Nolan would like the applicant to consider swapping out a lot to reconfigure hole number 11 and shifting some of those 8 lots out of the heavier tree area. He said the applicant's points were well taken, however the project would facilitate a significant amount of tree loss. Nolan said he understands the economic expense of moving a hole, but it happens all over the country for modernization and maintenance and if there was a way to do it, it would reflect kindly with the neighbors.

Marty Campion pointed out that they had already eliminated developing in the N/E corner to save trees and put in the park. Peterson, President of the Country Club, explained that when a golf course has to change one hole then the rest of the holes wouldn't be the same and then they would have to change all the grass on the course. Nolan said it should at least be considered.

Mitchell asked why the park was so small and who'd end up owning it. Champion said the ownership would be transferred to the golf course and the suggestion of the smaller park was a request of the Commission and Council during the Concept Stage Review.

Williams said the first thing was to determine if the project should really be a PUD. Finke asked the Commission to consider where the density should be placed on the property. Nolan said he is comfortable with the proposed side load garages being closer to the street; however he is concerned with the lack of buffer and the eight lots. He also said he felt the plan was better than developing high density in the SE corner of the site and that Charles Cudd builds beautiful homes.

Williams said nothing he's heard says developing in the SE corner is beneficial and has an issue with lots 1-8. R. Reid said she didn't want to see the woods removed and was concerned with the traffic flow out of the development flowing through "The Reserve." R. Reid said she doesn't see them meeting the criteria/purpose for PUD approval.

White agreed with the comments being made by the Commissioners and said it goes back to the original comments made that they don't want the woods cut down. At minimum, Block three should not be allowed to develop. She further felt that the development along County Road 116 was too dense and appreciated that the builder would build beautiful homes; however it would just be too much housing on the overall environment and would just be too congested. White further said she didn't think the project qualified for a PUD. Foote also added that he didn't think it qualified for a PUD either.

Nolan asked the applicant if they wanted a vote from the Commission or if they wanted to come back with changes. Cudd said they wanted the Commission to vote since the PUD was recommended by City staff.

**Motion by Williams, seconded by Foote, to recommend denial of the PUD General Plan and Preliminary Plat based on the development not meeting the "Purpose" standards of Chapter 8., Section 827.25 Subd.3., 5, 6, 7, 8, and 9 of the City's Zoning Code. Motion approved unanimously.**

7. **Dominium – 510 Clydesdale Tr. – Mixed Use Stage II Plan for development of 26 affordable rental townhomes.**

Sparks presented the application. The project has eight buildings varying with 2-4 units in each building. They are right at the 7 units per acre for density and the applicant qualified for density bonuses. The discrepancy of how the density is interpreted is forth coming.

Sparks said the application meets the technical performance standards. The applicant was requested to block views and an additional recreational feature for older kids be added, which was done. The layout would be only on one lot. The watermain through the site would be public and an easement would be needed. The public safety department is considering drafting a crime free multi-family housing ordinance. Such an ordinance would apply to this development, as would any potential future rental housing licensing program.

As proposed, the project meets the general standards of the ordinance. Staff does want additional recreational features added to the site.

R. Reid asked what the Crime-free multi-family housing ordinance included. Sparks said it could be things like background checks, or ordinances could require shrubs not to be planted against the building so people can't hide in them. He said there are different concepts and staff would have to review them because they would be different based on each community.

V. Reid asked if the number of people allowed to live in one unit would be part of the requirement and Sparks said the definition of "family" in the zoning ordinance would have restrictions. If the City adopted a housing program they could have other restrictions. Martin said the City Attorney did weigh in on redefining family and he said it was a tricky thing to do.

Nick Anderson of Dominion said the pine trees and fence requested were added. The additional open space for older kids was not done. They wanted to keep the space more of an open space and allowed to be more flexible than to be restricted to one recreational use. Mitchell asked for occupancy standard. Anderson said the corporate policy is two people per bedroom. They said if a stricter ordinance was required by the City they would be willing to comply. Mitchell asked if there were sidewalks to Target. Finke said yes.

Public Hearing opened at 9:57 p.m.

Public Hearing closed at 9:58 p.m.

**Motion by Williams, seconded by R. Reid** to recommend approval of the Mixed Use Stage II Plan for development of 26 affordable rental townhomes subject to the 13 conditions noted in the staff report. Motion carries unanimously.

8. **Wealshire, LLC – Comprehensive Plan Amendment to Amend Future Land Uses from Low Density Residential to General Business at the NW corner of Mohawk Dr. and Chippewa Rd.**

Finke presented the application explaining the request was for a future memory care facility for a portion of the property. He explained the City had a lot of discretion in the decision when considering a Comprehensive Plan Amendment. He said Mohawk Drive at Hwy 55 was restricted to right-in/right-out. Future land use to the south would be commercial. Future land uses to the north, east, and west are low density residential. He said staff supports the application, and asked the Commission to consider the items mentioned in the staff report.

V. Reid said the Staging Plan shows the property to be available for development in 2016-2020. Finke said the property is in the 2016 Staging Plan and the City hasn't adopted a change to the Staging Plan yet to increase those years. V. Reid said she has concern with reviewing an application prior to discussion of the Staging Plan. R. Reid asked if just purchasing a portion of land. Applicant said they would consider purchasing more land if the City supported an Assisted Living Project in that location as a future phase.

Nolan said the Met Council had proposed reducing the projections of housing. Finke said the proposal met requirements.

Tom Wiskow, President/Owner of Wealshire of Bloomington, said he'd been in the medical business for 48 years and the City had an obligation to their residents to provide for senior housing. At the age of 82 typically people will have some

form of dementia. They plan to break ground in May and have the facility open in June of 2016 if approved.

Corey Wiskow explained the exterior and interior layout of their project in Bloomington and an overview of their Rogers development. He said the Rogers development is surrounded by commercial and residential and is a one level building. Exterior pictures were shown to the Commission of their assisted living facility that was multiple stories. He said the City of Rogers gave them TIF money for their assisted living facility. If Medina wanted a senior campus they would be open to the idea.

Nolan asked why the applicant didn't choose land that was zoned appropriately. Corey Wiskow said Joe Cavanaugh wanted 2.7 times the price for land zoned appropriately. He said they looked at land with the correct zoning along Hwy 55, but Hwy 55 was of concern to them from a safety standpoint. Being located on Hwy 55 wouldn't be good if a resident got out of the facility and walked out onto that roadway.

Public Hearing opened at 10:20 p.m.

Nolan acknowledged letter provided to the City from a Brian and Renee Stevenson.

Don Atkinson said he lives directly north of the subject property. The Public Hearing sign location which was displayed by the City makes it appear that the development being proposed is along Hwy 55. He said he wouldn't like to see development north of Chippewa. Currently there is an old driveway along Mohawk and he wondered where the project would access. He asked if the setbacks for the project would be similar to an animal structure which is 150 feet. He said he's not prepared for the property to be rezoned.

Shelly Swanson of 1800 Katrinka Road said the right-in and right-out onto Hwy 55 would be a concern and questioned when the road was planned to be put in. Chippewa roadway completion leading to Arrowhead would be a necessity. She didn't think the project was feasible until Chippewa Road was extended to Arrowhead Drive.

R. Reid asked if their project would be a single story facility. T. Wiskow of Wealshire said it would be one story. He said the only time it would be multiple stories is if the City asked them to construct Assisted Living; otherwise they would be residential in appearance and all one level. Finke said that it's not a condition of the land use. The logical zoning is Business Park which does allow a two story building, but no taller than that. R. Reid said she liked a one story building so that it would blend in with the surrounding area.

R. Reid and Mitchell said they liked the one story building. Nolan said he liked the proposed project. Nolan said the problem he's having is how the applicant is going about it. He said the applicant could go into many other properties zoned Business District, Business Park, Mixed Use district and High Density Residential District. The first question is why ask for rezoning when we have so much land already appropriately zoned. He said he liked the development and that it's a nice transitional development, but General Business opens up the floodgates too much. In Medina, single family homes start at \$600,000.00 and up and would be a good transition to the use being proposed. The property requesting rezoning is 20 acres and they are only proposing to use 10 acres. If the rezoning was tied with the building certificate, the City still has the other 10 acres. He encouraged the applicant to look at other

properties that their use would fit better in; and mid density residential is not the same cost as Hwy 55 business zoned property. He would rather look at the application as mid density residential rather than business; that way if the applicant didn't end up developing the entire 20 acres, the City ends up with a nice transition which he sees as Business Park. T. Wiskow said staff recommended the General Business zoning.

Nolan asked Finke why General Business. Finke said to your point he thinks the regulations for the Business Park adopted would have less intensity than medium density. He said it's certainly valid to say something different. He said if the Commission was to look at the Business Park District and its general requirements it actually has more screening requirements than would a medium density development. He feels it builds in better protections. He further explains the Comp Plan guidance is General Business, but the actual zoning would be Business Park.

Nolan asked Finke to tell the Commission what uses would be allowed in the Business Park District. Finke said Light Warehouse, manufacturing, and office uses with substantial setbacks from residential. There would be limitations as to where loading docks could be located.

R. Reid feels the zoning district isn't a good fit. V. Reid said it's a wonderful addition to Medina, but she thinks there should be a good transition and would prefer it in a different location. Foote said he likes the use, but had concern with the General Business zoning.

Finke suggested the idea of amending the zoning ordinance to allow the use in the R-1 zoning district as a CUP. Nolan said it would depend on where it is. Finke said ok. Mitchell said it would be similar as churches and schools. Finke said restrictions could be placed on the use to limit the areas allowed. Nolan asked how many units the applicant would construct. T. Wiskow said the one in Rogers was 80 units in phase One and in the second phase another 82 units, for a total of 162 units just for Dementia care. In Bloomington they had 130+ units. For the proposed project they would initially construct 80 units and within 6 months that would be filled. They then would break ground on another addition with 75-80 more units, with 160 units maximum, which would all be Dementia care. He would construct underground parking for staff. Nolan asked what the traffic flow would be and T. Wiskow said very minimal. R. Reid said traffic flow would be very low.

Weir asked if the City did have a potential memory care facility in Uptown Hamel that didn't happen. One of the issues was there weren't stoves in the rooms and asked if it counted towards residential development for SAC determinations. Finke said this facility wouldn't have SAC units required for each residential room.

The Commission discussed adding the use to an R1 residential zoning district. Nolan summarized that the Commission liked the use and how to deal with it. V. Reid said she loves the use, but was unsure of the site. Foote doesn't have a problem with the use, but preferred a better zoning designation and would like to keep it in its location. V. Reid asked how narrow could memory care be defined to include it in the R1 district. Mitchell would like to approve something and push it forward and find a new location. Nolan said he'd like more clarification. V. Reid asked to table the application. Weir asked how it would work with the future staging plan if it is R1 and not General Business. R. Reid felt they needed a little more time to consider the application. T. Wiskow said they need to break ground by May of 2015. They are scheduled to go before the Council in December. He said they could give an additional month if the Commission needed the additional time.

T. Wiskow said the project would bring 240-250 jobs to the City; not fast food type jobs, but nurses. Williams suggested keeping it R1 and do it as a CUP.

Public Hearing closed at 10:31 p.m.

**Motion by Mitchell, seconded by Nolan**, to recommend approval of the Comp Plan Amendment from Low Density Residential to General Business, but to encourage staff and the City Council to analyze if alternative land use or zoning tools could allow for the proposed use and have less chance of unintended impacts on surrounding residential properties. Motion carries unanimously. (Absent: None)

9. **Comprehensive Plan Amendment – Amending the Staging/Growth Plan, Community Background Chapter, Land Use and Growth Chapter, the Comprehensive Sewer Plan and the Water Supply and Distribution Plan.**

Commissioners noted that it was getting late, that there did not appear to be anyone present for this hearing, and that the Commission may be better off tabling the discussion on the Staging Plan until the following meeting when they are less tired.

Public Hearing opened at 11:13 pm.

Public Hearing closed at 11:14

**Motion by R. Reid, seconded by Foote** to Table the Comprehensive Plan Amendment until the December meeting. Motion carries unanimously.

10. **Ordinance Amendment to Chapter 8 of the Medina City Code related to Brew pubs, Tap Rooms, Microbreweries, Nano-Breweries, and Similar uses.**

Public Hearing opened at 9:15 p.m.

Zack Ward, applicant, said he is looking to open up a micro-brewery company. One comment is the maximum of 50 percent of tap room and brewery in the ordinance. Finke clarified someone can do a brewery and just brew without a tap room. Ward said his concerns were satisfied.

Public Hearing closed at 11:18

**Motion by R. Reid, seconded by White** to recommend approval of the ordinance to amend Chapter 8 of the Medina City Code related to Brew Pubs, Tap Rooms, Microbrews, Nano-Breweries, and Similar uses. Motion carries unanimously.

11. **Council Meeting Schedule**

Mitchell agreed to attend and present at the November 18, 2014 Council meeting.

12. **Adjourn**

**Motion by White, seconded by R. Reid**, to adjourn the meeting at 11:20 p.m. Motion carried unanimously.