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**WAYZATA CITY COUNCIL
WORKSHOP MEETING MINUTES
June 19, 2018**

5:15 p.m. Discussion of Wayzata BrewWorks Ordinance Amendment Request

Mayor Willcox called the meetings to order at 5:15 p.m. in the Community Room at Wayzata City Hall. Council Members present: Koch, McCarthy, Plechash and Tyacke. Also present: City Manager Dahl, Planning and Building Director Jeff Thomson, Interim Director of Public Works/City Engineer Kelly, and City Attorney David Schelzel.

Mr. Dahl informed the Council that the City provided local approvals for the BrewWorks to have both a distillery and a brewery back in late 2015. Due to State regulations that essentially prohibit co-mingling of on-sale locally crafted alcohol, the BrewWorks has only utilized their brewery license and operations thus far.

Mr. Dahl stated that recently, the Brew Works has suggested that in order to remain a viable business, they need to serve other forms of alcohol and are proposing a way to diversify their business all while meeting both the objectives and regulations of the City and the State of Minnesota. In order to move forward, the BrewWorks would likely need an amendment to both the City's Liquor Ordinance and Zoning Ordinance that would include their proposed use as a "restaurant" that would allow them an exception to meeting the 50/50 rule (at least 50% of sales must be food related).

Mr. Dahl also informed the Council that staff has relayed concerns about allowing more of a "bar"-type business and precedence. In addition, working with the BrewWorks on this request would require significant staff and consultant time. Staff strongly recommends that should the BrewWorks wish to pursue this request, that they be required to provide the City with an escrow amount to cover all consultant costs, which could be approximately \$13,000, which would be in addition to the standard application fees.

Brian Paulson from the BrewWorks reviewed a PowerPoint presentation explaining their request to expand their business by offering other forms of self-brewed/distilled alcohol. In order to do this, they must meet the requirements of local ordinances as well as the complex regulations of the State of Minnesota.

The Council indicated that they wish to always remain supportive of Wayzata businesses, however they mentioned several concerns they had for this request due to the bar-type nature of the proposed business. The concerns primarily focused on the administration needed to process request and precedent the use would set. They directed the BrewWorks to look into those concerns prior to making any kind of request to the City.

6:00 p.m. Follow-up on Community Engagement Process for Wayzata Blvd/Superior Blvd Intersection Project

Mayor Willcox introduced this item at 6:00 p.m.

Mr. Kelly stated that on May 22, 2018, the City held an open house to present information regarding the proposed reconfiguration of the Wayzata Blvd/Superior Blvd intersection and solicit feedback from attendees. Approximately 80-100 people were in attendance. A brief presentation was given to inform the attendees of past traffic studies and three (3) intersection options were presented in an open house format. Additionally, attendees were asked to respond to a survey on intersection priorities and provide written comments on a separate comment card.

Mr. Kelly said that following the open house, the City solicited feedback on the proposed intersection project via an online survey. The survey was hosted on Polco.us. The survey again asked respondents to

1 provide feedback on priorities for the intersection and allowed for written comments. Approximately 35-
 2 45 people completed the online survey.

3
 4 Mr. Kelly noted that in an attempt to rank the priorities, staff put a value to each of the responses, as
 5 follows: Very Important = 3, Important = 2, Slightly Important = 1, and Not Important – 0. Totals for
 6 each category were added together for a total priority ranking. The following table summarizes the
 7 ranked priorities:
 8

<u>Question Topic</u>	<u>Score</u>
Pedestrian Safety & Improved Pedestrian Connections	242
Improved Traffic Flow & Reduced Congestion	196
Improved Wayfinding & Making Navigation of Intersection More Intuitive	167
Aesthetics Enhancements at Intersection	167
Minimizing Construction Duration and Impacts to Surrounding Area	144
Improved Access From Benton Avenue	122
Mitigating Impacts to Benton Avenue Neighborhood	114
More Direct Access to Lake St. Businesses	104

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 10 Mr. Kelly advised that additionally, staff has initiated conversations with MnDOT regarding a potential
 11 interchange at Ferndale Road. This conversation will be on-going to better understand the history behind
 12 the initial proposal and the feasibility of a future project at Ferndale.

13
 14 Mr. Kelly explained that staff would like to keep the project moving forward toward the selection and
 15 construction of one of the options. Mr. Kelly asked the following questions of the Council:

- 16 1. Does the Council have enough information to select an option? If not, what additional
 17 information is needed?
 18 2. Does the Council feel that the additional community feedback is enough to select an option?
 19 3. Other factors:
 20 a. Construction timing as it relates to other proposed projects.
 21 i. MnDOT bridge re-decking on Central Ave. N. in 2019
 22 ii. Lake Effect Construction – Lake Street in 2019
 23 b. Presbyterian Homes project funding
 24 c. Potential design timing and cost, for options other than Option 2
 25 d. ROW acquisition impacts
 26 e. Coordination of a Task Force

27 The Council indicated that they were pleased with the additional community engagement and felt that
 28 adequate information and community feedback had been provided. The Council asked staff to look into
 29 construction timing and how this project might fit in with the anticipated construction schedules of other
 30 proposed projects in the City over the next few years. Additionally, the Council asked staff to continue
 31 discussions with Presbyterian Homes about the possibility of extending the funding schedule for the
 32 project. The Council requested that the project be brought back for consideration at a meeting in late-July
 33 or early-August.
 34

35 The workshop meetings were adjourned at 6:55 pm.

36
 37 Respectfully submitted,

38 *Becky Malone 07-17-2018*

39
 40 Becky Malone, City Clerk