

Minutes of Meeting
Dagsboro Planning & Zoning Commission
Bethel Center-28307 Clayton Street
February 7, 2019

I. Call Meeting to Order:

Chairman Connor called the meeting to order at 6:00 p.m.

Those in attendance were: Chairman Brad Connor, Co-Chairperson Cathy Flowers, Commissioner Cindy Gallimore, Commissioner Audrey Miller, Commissioner Earl Savage, Town Administrator Cindi Brought, and Town Engineer Kyle Gulbranson. Please see the sign in sheet for others in attendance.

II. Public Comment:

No public comment was made.

III. Approval of Agenda

Commissioner Savage made a motion to approve the agenda. Commissioner Gallimore seconded the motion. All in favor.

IV. Approval of Minutes:

A. January 3, 2019 – Planning and Zoning Meeting minutes

Commissioner Gallimore made a motion to approve the January 3, 2019 meeting minutes. Seconded by Commissioner Savage. All in favor.

V. New Business:

A. Zach Brown – Proposed Business

Zach Brown was present to speak to the Commission as he would like to open a nanobrewery in Savannah Square. He has two brothers that he has been discussing this with for the past couple of years. Recently, they were driving along Route 113 to look for possible locations and they noticed Savannah Square has a lot of commercial space that is empty and a lot of traffic passes it daily. They thought it would be a great location.

Mr. Brown explained there are three levels: a nanobrewery, a microbrewery, and a brewery. A nanobrewery makes 50 gallons of beer per year, a microbrewery makes between 50 and 250 gallons, and a large, commercial scale brewery can make millions of gallons per year. Their proposal is to open a 2,500 square foot nanobrewery. They would rotate the drafts once every two weeks and they would all be low-alcohol content (nothing above 6%). They plan to do sour beer, lighter, wheat beer, and ales, etc. They do plan to stay away from the 8% and 9% IPA's.

Mr. Brown himself would be the brew master. His brother Ronnie has a business management degree and would be the business manager. His other brother Nick has a culinary background and would handle

the day-to-day restaurant business side of it. Mr. Brown had a proposed business plan for the Commission to look at. Their name would be Brown Brothers Brewery and they plan to secure a 15 year lease in Savannah Square. They feel the space is a good space and the parking lot is large enough that customers would have room to park and they could possibly have food trucks on the weekends.

Their well-crafted beer would be made only with all-grain mash. The brewing process would be half classical brewing and half modern, nanobrewing methods. Eight drafts will be on tap; five of which will be the customer favorites and the other three will rotate. There is a plan for eighteen four-top tables and ten bar area seats. The rear part of the floor plan has enough space to accommodate the brewery, fermentation room, a cold keg storage room, and a small office.

They assure their brewery will be designed and constructed in a way that meets the expected standard by the authorities, as well as allowing it to be a relaxing and social setting. They plan to host local, live acoustic artists. They will be available for other events such as charities, private parties, and birthday and holiday parties.

Mr. Gulbranson stated this is the highway commercial district where restaurants and bars are permitted, but there is no mention of breweries in the code. Typically, if something isn't mentioned as a permitted use, it's prohibited. If the Commission thinks it would be a good fit, Mr. Gulbranson's suggestion is to tweak the wording of restaurants and bars to allow for a brewery.

Chairman Connor asked about the food. Mr. Brown replied that to start, they would just have food trucks at the location on Friday, Saturday, and Sunday. He also is trying to discuss a possible partnership with Porto's to arrange a delivery service during their busier times.

Mr. Gulbranson asked if they know what kind of ABC license they need from the state yet. Mr. Brown stated they don't know that yet. Mr. Gulbranson suggested that if they can find that out, it would help the town adjust the definition in the code. Mr. Brown agreed and stated he could find that out.

Commissioner Savage asked if the business is currently operating somewhere. Mr. Brown replied that he is not; just in his garage for now. Mr. Gulbranson asked if he will only be doing 50 gallons a year. Mr. Brown replied that at this time, he is just interested in a nanobrewery. Chairman Connor stated he may want to ask the ABC board what happens if he wants to get bigger than that. Mr. Gulbranson also stated he doesn't want to make the definition in the town code so restrictive that in six months, Mr. Brown no longer fits.

Commissioner Savage asked what the next step would be. Mr. Gulbranson replied that the Planning Commission would need to make a recommendation to Council to allow breweries in the Highway Commercial District. First, the Commission needs to decide if they are in agreement to allow a brewery or not.

Co-Chairperson Flowers stated that she is not very familiar with breweries, but definitely does not want something that would be like Mr. Banana's. She stated she is sure this would be a different clientele. Chairman Connor and Mr. Brown replied that it is definitely a different clientele. Town Administrator Brought stated this reminds her of 16 Mile, but a smaller scale. Mr. Brown agreed. She stated that is a very different clientele; it is unique and they are not rowdy, but calm. Mr. Brown added that people going to a craft brewery are paying \$7 or \$8 a beer so they are not going to be ordering ten of them, like

those at a bar during happy hour that are only paying \$2 a beer. He's not criticizing the bars, but this is a completely different ambiance than a bar.

Mr. Brown stated his next step, if Town Council approves, he would work to get his federal and state license to open a brewery. He and his brothers already have their serving licenses. He also has a construction background and remodels interiors so he will be able to handle the tenant fit-out.

Mr. Gulbranson informed Mr. Brown it would take about three months because they would need a public hearing for the code change. Mr. Brown stated his timeline would be October or November to open for business.

Commissioner Miller is in favor of the change, especially in looking at the Comprehensive Plan and the business opportunity on Route 113. She made a motion to recommend to Town Council they add breweries and a definition, to the permitted uses on the Highway Commercial District. Co-Chairperson Flowers seconded the motion. All in favor.

Mr. Brown will follow up with Town Administrator Brought to get information to attend the Council meeting and what he finds out about the licenses.

B. Jerry Green – Proposed Business

Jerry Green was not present. Co-Chairperson Flowers asked if Town Administrator Brought knew what it was about. She stated he purchased a couple of companies, including a tree service business and a pesticide business. He was looking at the old fire house to be home to some of his companies. It would be offices for the businesses, but allowing them to be all in one building. There is nothing the Commission can do without him present.

VI. Old Business:

A. Continue Reviewing Comprehensive Plan – Update due by April 2019

The Commission reviewed the survey results. There were between 60 and 70 responses. The average age of respondents was 46 to 65. The highest responses for why people live in Dagsboro were: small town atmosphere, friendly neighborhoods, and easy access to surrounding towns. The majority of people would like to see a family restaurant on Main Street or Clayton Street. The second highest response was for a bakery on Main Street. A majority of the people would like to see commercial businesses on Route 113 such as a hardware store, large scale store, professional offices, and research and development center. As far as the attributes of the town, the highest response was the clean appearance of town followed by balance between growth and small town atmosphere, and third a thriving Main Street. The lowest score was for compact development. For the types of housing, most people stated they'd like single family homes on large lots, second was single family homes on modest sized lots. Surprisingly, the highest score was for apartment buildings, but the most negative responses was for apartment buildings as well. Twenty people ranked apartment buildings as the highest priority, nineteen ranked apartment buildings as the lowest and twenty-two people stated they wanted no new development. The highest response to concerns was related to the traffic congestion in town. The second concern was crime and safety. Chairman Connor and Co-Chairperson Flowers agreed there are a lot of drug issues. The third concern was drinking water. Chairman Connor questioned why people don't like the drinking water.

As far as what people would like to see in town, a medical facility ranked the highest. Co-Chairperson Flowers stated there used to be two doctor's offices in town, but now there are none. Again, the answers contradicted themselves because a medical facility was the highest positive response, but it was also the highest negative response. As far as the town offering incentives to promote new business, it ranked the highest from the community strongly agreeing. They also agree with the town supporting job growth.

For the open ended responses, the answers were varied. There were many comments for restaurants and grocery store. Stores and services seem to have a high demand for the area. For the businesses that people do not want in town, there were a lot of responses about the poultry industry and fast food. Other concerns that citizens listed included particles in water, drainage issues, water prices, obstacles to new businesses, municipal parking, and cleaning up and demolishing abandoned buildings were some of the items. Commissioner Gallimore asked about the standing water at Katie Helm Park that was mentioned. Town Administrator Brought replied that the homeowners in The Woodlands have made complaints about it, but there has been a lot of rain this year and there isn't anything that can be done. There are wetlands there that cannot be touched. Mr. Gulbranson noted somebody made a comment about sidewalks along Vines Creek Road – to make the town like people would like, it would be nice if people could walk to town from Prince George's Acres. The walkability in town was mentioned a few times for other suggestions.

Commissioner Savage asked how the responses went as far as the computer versus the written responses and asked about the validity of the responses. Town Administrator Brought replied that there were a couple of written responses and the rest were on the computer. They had to list their address and those that didn't list the address were looked at to make sure the answers didn't seem duplicated.

Mr. Gulbranson replied that now the survey responses will be incorporated into the draft document for the plan. His plan is to have a draft for the Commission to review at the next meeting. There was a letter sent from the planning office asking if the town needs an extension. Logistically, he thinks it can be done, but it still needs to be reviewed by the Commission, Council, a public hearing, and there could be changes that need to be made. The draft also has to be submitted to the state planning office for them to review and submit comments. He suggested they should ask for an extension until July. Commissioner Savage asked if he anticipates any problem getting the extension. Town Administrator Brought stated the letter sounded like it wasn't a big deal, it just needs to be requested. The Commission was in agreement to ask for the extension.

VII. Public Comment:

No public comment was made.

VIII. Adjournment:

Commissioner Savage made a motion to adjourn. Co-Chairperson Flowers seconded the motion. All in favor. Meeting adjourned at 6:30 p.m.

Respectfully Submitted,

Megan Thorp, Town Clerk