



AGENDA – REGULAR MEETING
6:00 p.m., April 18, 2022

Planning Commission

- 1. CALL TO ORDER**
- 2. ROLL CALL** (Quorum is 4)
- 3. APPROVAL OF AGENDA** (Unanimous additions required)
- 4. APPROVAL OF MINUTES**
 - A. Planning Commission Minutes of February 22, 2022
- 5. PUBLIC COMMENTS**
- 6. PUBLIC HEARINGS**
 - A. Conditional Use Permit Application for 332 Central Avenue
- 7. REPORTS OR COMMENTS: Staff, Chair, & Commission Members**
- 8. ADJOURNMENT**

**OSSEO PLANNING COMMISSION MINUTES
REGULAR MEETING
February 22, 2022**

1. CALL TO ORDER

The regular meeting of the Osseo Planning Commission was called to order by Chair Mueller at 6:00 pm, Tuesday, February 22, 2022. Due to the COVID-19 pandemic this meeting was held virtually.

2. WELCOME TO CHRIS CARRIGAN

Chair Mueller welcomed newly appointed Commissioner Chris Carrigan to the Planning Commission.

3. ROLL CALL

Present: Commission members Deanna Burke, Chris Carrigan, Kenny Nelson, Michael Olkives, Kerstin Schulz, and Chair Ashlee Mueller

Absent: Commission member Dee Bonn.

Others present: Community Management Coordinator Joe Amerman

4. ELECTION OF OFFICERS

Amerman requested the Commission elect a Chair and Vice Chair for 2022.

Mueller stated she would enjoy serving as the Chair again in 2022.

Olkives reported he would be willing to serve as the Vice Chair in 2022.

Nelson indicated he would be willing to serve as the Chair or Vice Chair of the Planning Commission.

A motion was made by Schulz, seconded by Carrigan, to elect Ashlee Mueller as Chair of the Planning Commission for 2022. A roll call vote was taken. The motion carried 5-1-1 (Nelson opposed and Mueller abstained).

A motion was made by Schulz, seconded by Carrigan, to elect Michael Olkives as Vice Chair of the Planning Commission for 2022. A roll call vote was taken. The motion carried 5-1-1 (Nelson opposed and Mueller abstained).

5. APPROVAL OF AGENDA

A motion was made by Olkives, seconded by Schulz, to approve the Agenda as presented. A roll call vote was taken. The motion carried 6-0.

6. APPROVAL OF MINUTES

A. Approve December 20, 2021, Minutes

A motion was made by Schulz, seconded by Burke, to approve the December 20, 2021, minutes. A roll call vote was taken. The motion carried 6-0.

7. PUBLIC COMMENTS

Chair Mueller advised this is the time for public comments for items that are not on the agenda for tonight's meeting. There were no comments from the public.

8. PUBLIC HEARINGS

A. Site and Building Plan Application for 332 Central Avenue

Amerman stated Jesse and Jordan Dickinson of Zephyr Investments LLC are looking to expand the footprint of their building located at 332 Central Avenue. They have operated Union Speed and Style at 340 Central Avenue, adjacent to the north of this location, since 2018. Staff reviewed the proposed plans for the property in detail with the Commission and recommended approval with conditions.

A motion was made by Schulz, seconded by Olkives, to open the Public Hearing at 6:19 p.m. A roll call vote was taken. The motion carried 6-0.

Amerman reported staff had received two comments from resident and business owner Connie Aho. He explained Ms. Aho owns the property at 1st Avenue Commons at 24 3rd Street NE and 240 Central Avenue. Ms. Aho received a notice regarding this variance request and offered her support. Ms. Aho supported the applicants raising the building height and improving this building which would in turn help all of the other businesses in the community.

A motion was made by Schulz, seconded by Olkives, to close the public hearing at 6:22 p.m. A roll call vote was taken. The motion carried 5-1 (Nelson opposed).

Burke commented she would love to see a microbrewery in this building. She discussed how parking may be a concern if this were to occur in this building. Amerman stated staff would encourage Dean's to clearly mark their parking and staff could coordinate with the police department if people were misusing Dean's parking spaces.

Jesse Dickinson, 332 Central Avenue, explained he was not applying for a conditional use permit to operate a brewery. Rather he was applying to expand the building size at 332 Central Avenue. He commented he was hoping to bring a brewery to this location and at the time he was working to attract a brewery. He indicated he would work to be a good neighbor to Dean's and would make patrons aware of where to park.

Carrigan asked if a second story could be added if the building were raised to 40 feet. Mr. Dickinson explained if a brewery were to come into the space, a second floor would not be needed. However, if a brewery tenant could not be brought in, the space would be flexible and a second floor could be added.

Further discussion ensued regarding the parking at Dean's and the curb cuts surrounding the property.

Nelson asked how the parking in the rear would be accessed. Mr. Dickinson reported the parking would be accessed through the alley.

Nelson questioned if the applicant has considered a green roof for the addition. Mr. Dickinson stated he had not considered a green roof. He commented further on how the space would be designed to be flexible in order to meet the future tenants needs.

Nelson inquired what would happen if the potential brewery were not to locate in the new building. Mr. Dickinson explained the building, after renovations, would attract many different possible businesses if the brewery were to back out.

Nelson discussed the alley behind this property and recommended the City Attorney review this situation.

Carrigan asked what materials would be used on the new building. Mr. Dickinson commented the current plan shows complimentary brick and metal.

Carrigan stated he supported the use of brick on the west and south facades of the building. He noted this would assist with keeping the character of the Central Business District. Mr. Dickinson indicated he knew how important it was to have building fit in. He stated the selected building materials would be long-lasting.

Carrigan requested further information regarding the outdoor patio area. Mr. Dickinson discussed the proposed design of the outdoor patio area in further detail with the Commission.

Olkives explained he was pleased to see this building being brought back to life. He thanked the Dickinson's for investing in the community and for working to draw another amenity to the City of Osseo.

Schulz agreed stating she really appreciated how Jesse and Jordan had worked to maintain the integrity of the original building.

Nelson expressed concern with the fact the Commission was being asked to consider a site plan that could potentially house a brewery in the future. He stated his initial thought was that the area did not have enough parking. He understood that a brewery would be a great addition to the community, but he wanted to make sure the community had enough parking to support the proposed use.

A motion was made by Olkives, seconded by Burke, to recommend the City Council approve the Site and Building Plan, subject to the six (6) conditions listed below:

- 1. The improvements shall match the site plan submitted for approval by the City Council;**
- 2. Any necessary payment for SAC charges must be made prior to issuance of any building permits;**

3. The applicant shall obtain all necessary building and sign permits and pay all fees related to the proposed improvements;
4. Weeds and other vegetation shall be maintained at all times in accordance with Chapter 93.38 of the City Code;
5. All trash shall be stored within a properly-screened enclosure; and
6. The site plan will be valid for one year following the date of approval, unless work begins toward completion within one year or the approval is renewed for a period of one year by the City Council.

A roll call vote was taken. The motion carried 6-0.

9. REPORTS OR COMMENTS: Staff, Chair & Commission Members

Nelson reported he would like the votes to be made using “yes” and “no” to avoid confusion for those with hearing difficulties.

Chair Mueller thanked Jesse and Jordan Dickinson for joining this meeting.

10. ADJOURNMENT

**A motion was made by Schulz, seconded by Olkives, to adjourn the meeting at 7:00 pm.
A roll call vote was taken. The motion carried 6-0.**

Respectfully submitted,

Heidi Guenther
Minute Maker Secretarial



Osseo Planning Commission Meeting Item

Agenda Item: Conditional Use Permit Application for 332 Central Avenue

Meeting Date: April 18, 2022

Prepared by: Joe Amerman, Community Management Coordinator

Attachments:

- Application
- Acknowledgement of Responsibility
- Applicant Narrative
- Floor Plan and Elevations (from 332 Site Plan Application)
- Public Hearing Notice
- Public Hearing Notice Buffer Map
- Public Hearing Notice Labels
- Draft Resolution of Approval

Policy Consideration:

Consider a Conditional Use Permit application from Brian Lasley, Ian Stanford, and Joe Lien of Thelema Brewing Company for a brewery and taproom to be located at 332 Central Ave (PID 1811921220136). Taprooms and breweries are considered conditional uses in the Central Business District (CBD).

Background:

Brian, Ian, and Joe come from extensive backgrounds in brewing and associated industries. With over 40 years of combined experience, they have identified Osseo as an attractive environment for opening their own brewery and taproom.

They have found a space owned by the Dickinson's and Zephyr Investments at 332 Central Ave which they believe will suit their needs. A site plan application with the aim of building out that space was approved by the City Council at their February 28, 2022, meeting. At that time the Dickinson's were still finalizing an agreement with an unnamed brewery, which has now been identified as Thelema.

Breweries with taprooms, like Thelema, are governed by Minn. State. § 340A.26, which allows cities to provide on-salt malt liquor licenses to state-licensed brewers. This statute does limit issuing licenses to brewers producing less than 250,000 barrels per year (for reference, at 248 pints per barrel that is 62 million pints). Thelema has indicated that they anticipate brewing approximately 1,250 barrels by the end of their third year, which is clearly well within state guidelines.

The relevant portions of Osseo code, adopted in 2018, mirror state statutes and provide a process for issuing licenses. However, the code does not explicitly lay out any other requirements or standards for breweries, brewpubs,

and taprooms. So, while elevations and floor plans are included to help visualize the arrangement of the space, specific details are not germane to the consideration of this application.

As stated, the property is owned by Zephyr Investments. To the north is Union Speed and Style, to the south is Deans Super Market, and to the east are residential properties. The property will face Central Ave to the west.

This is the first Conditional Use Permit application to be considered for this use in the city of Osseo.

Standards for Granting Conditional Use Permits:

Osseo City Code establishes six criteria which must be considered when approving a conditional use:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort, or general welfare;

-It will comply with health and safety regulations imposed by federal, state, and local authorities is generally consistent with other uses in the Central Business District;

2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood;

-It is generally consistent with other uses in the Central Business District;

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

-It is generally consistent with other uses in the Central Business District and does not conflict with the city's Comprehensive Plan.

4. Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided;

-A site plan application detailing work to be done to prepare the site has already been approved the Planning Commission and City Council.

5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets; and

-Access will be provided by Central Avenue.

6. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

-It is generally consistent with other uses in the Central Business District;

Parking:

By code 'restaurants, cafes, bars, taverns, night clubs, and the like' are required to provide at least one off-street parking space for every three seats based upon the designed capacity of the seating area. However, in the Central Business District, the code allows the city council to make an exception to this requirement in the name of preserving the area's pedestrian character. The parking plan provided to the Planning Commission and Council as a component of the February site plan application does show five parking stalls located to the rear of the building. There are also seven public parking stalls directly adjacent to 332 and 340 Central Ave on public streets, additional public parking on the north half of 4th St NE along Boerboom Park, and on either side of the 400 block of Central Ave within a short walking distance. Based on that information, the exception allowed in the code, and the physical constraints of the lot itself, staff is recommending that no further off-street parking is required at this location.

It is also staff's understanding that both Thelema Brewing and Zephyr Investments have engaged in conversations with other business owners to ensure parking in pre-existing, and privately-owned, lots would be possible.

All other facets of this proposal have been reviewed by City Staff and found to be acceptable for this property and zoning district.

Proposed Conditions:

After review of the application and its accompanying materials, staff recommends the following conditions:

1. A minimum of five total employee and customer parking stalls shall be located to the rear of the building as illustrated in the 332 Central Avenue Site Plan Application approved by the City Council at its February 28, 2022, meeting.
2. The business owner shall meet all standards and regulations detailed by the MN Department of Public Safety's Alcohol and Gambling Enforcement Division as conditions of holding an intoxicating liquor license;

As this is the first brewery or taproom in the city, Osseo has no preexisting template for what conditions should be attached. However, intoxicating liquor licenses are regulated and monitored by the state. Attaching this condition allows the city to reconsider the Conditional Use Permit if the business owner fails to meet the requirements of their liquor license.

Other conditions related to this conditional use may be attached at the Council's discretion.

Budget or Other Considerations:

The \$500 application fee covers staff time for reviewing CUP applications and determining compliance with approved permits.

Options:

The Planning Commission may **make the following recommendation** to City Council:

1. Approve the Conditional Use Permit for 332 Central Ave; or
2. Approve the Conditional Use Permit with changes; or
3. Deny the Conditional Use Permit request; or
4. Table action on this item for more information.

Recommendation/Action Requested:

Staff recommends the Planning Commission choose option 1.

Next Step:

If approved, this item will appear before the Osseo City Council at their next meeting, scheduled for April 25, 2022.



Application For:
Conditional Use Permit

415 Central Avenue, Osseo, MN 55369
Phone 763.425.2624
Fax 763.425.1111

Information provided may be considered public data pursuant to data practices law and the City will comply with all applicable laws if the information is subject to a data request.

Property Information:

Site address: 340 Central Ave Suite 300, Osseo MN 55369

Property identification number: 18-119-21 22 0136

Property legal description: Lot: _____ Block: 15 Tract/Addition: OSSEO

Property type (check one): Abstract: _____ Torrens: _____

Description of request: To allow Thelema Brewing Company to open and operate a Tap Room, Brewery, Event Space and Restaurant at these premises in Osseo, MN.

Reason for request: Thelema Brewing Company is looking to finalize its capital, architectural plans and start moving forward in a serious matter. Thelema would like to make sure our plans and needs are in accordance and alignment with the city of Osseo, MN.

Applicant Information:

Name: Brian Lasley Daytime Phone: 763.300.6280

Address: 232 6th Ave NE, Osseo, MN 55369 Email Address: Brian@Thelemabrewing.com

Applicant agrees to reimburse the City of all legal and/or engineering costs incurred by the City, provide 15 copies (11x17) of site plan/drawings/survey for submittal, and pay any additional water and/or sewer assessments that may be due pending a check of City records.

Signature:  Date: 03/16/22

Property Owner Information:

Name: Jordan Dickinson

Daytime phone: 763-229-2019

Address: 340 Central Ave. Suite 100

Email Address: Zephyr Buildings@gmail.com

Signature:  Date: 3.17.2022

The City of Osseo requires that the Property Owner sign and date all land use applications. Applications will not be accepted unless the Property Owner has signed the application.

For City use only:

Receipt number: 353407 Date received: 3.17.22 (\$500 Application Fee)

Any other fees? N/A Received by:

JA Notice to press date: 3.31.22 Press

publication date: 4.7.22 Scheduled Planning Commission date:

4.18.22

Scheduled City Council date: 4.25.22

THELEMA BREWING COMPANY

WRITTEN NARRATIVE



What is missing in the Minnesota Craft Beer scene? This is the first question we asked ourselves as we embarked on this journey. The craft beer scene has exploded the past 10 years and you cannot skip a rock without landing at another craft brewery. So why make another one? We feel the scene is missing the edge that helped kick start it in the first place. Our brewery is not going to be another brewery full of state outlined merchandise and outfitter imagery. Our brewery is here to combine the talent, the ancient crafts, the wonderful, the dark, the light, to provide a space where all can feel heard, feel seen, and provide some of the best beers and food around while providing experiences unrivaled. We have been a part of breweries big and small, and have helped the industry grow to be what it is today through our combined 40 years worth of brewery, hospitality, brand marketing, culture creation, and event planning experience. We now want to take back what we know to its exciting roots with innovation, comfort, and wonder. Thelema is here to educate and serve the community while providing unparalleled libations of the mind, body, spirit, and senses.

In the pursuit of being true to authenticity and the history of craft breweries, we have selected Osseo, MN as the site for our brewery. Osseo is a small suburb of Minneapolis in Hennepin County, with a population of around 3,000. Osseo has a historical downtown main street that features a variety of businesses and accessible parks that make it a popular destination town much like Redwing, Stillwater, Winona and other old school small towns that have retained their history and classic appeal. Osseo is in the process of a new reinvigoration as seen with the many new businesses and families moving into Osseo and the surrounding areas. We aim to help grow Osseos legacy by providing a destination style brewery you typically only find in the larger cities in a small-town setting much like the older breweries of lore. Our concepts and ideas blend in well with the old-world charm of Osseo but also the new businesses coming up such as Union Speed Shop, Two Muses Tattoo Shop, Annabelle House Coffee Shop, Two Scoops Ice Cream Shop, Olympia Cafe, Dicks Bar, Duffys Bar, Deans, Osseo Meat Market, various antique and shops that continue to draw in outside visitors weekly. Our building is from the 1800s and featured one of the first Ford automobile dealerships in the state. It has been used as a Masonic Temple, corner store, hockey store, train store, apartment complex and so much more over the years. It currently features Union Speed Auto as the main anchor and Two Muses Tattoo as the side one. The city has deep ties to the Templar, Masonic and blacksmith groups, which serve the old-world style of brewery and establishment we are aiming for.

Crafting beer and food are some of the most timeless and oldest traditions in the world. When you think of businesses still around or crafts that have made it through the ages, these are the main ones that continue to thrive and hold meaning to so many different cultures, times and lives. In coupling these traditions with Thelema, we are aiming to fulfill our purpose: Providing timeless imbibements, nourishment, education, wonder, community, and care for those who come to our establishment. Like an old lodge that feels like home, or a musty crypt from the unknown, we aim to bring these things together in a unique, creative space to help all find themselves, to share us, allow others to share themselves, and to continue the traditions for generations to come.

BREW WHAT THOU WILT



**415 Central Avenue
Osseo, MN 55369
Phone 763.425.2624
Fax 763.425.1111**

ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application.

I have read and understand the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I will keep myself informed of the deadlines for submission of material and of the progress of this application.

I further understand that additional fees incurred by the City such as engineering or legal costs will be my responsibility.

I agree to allow access by City personnel to the property for purposes of review of my application and to erect a temporary sign indicating the application proposed.

Date : 3/16/22

Signature of Applicant

Name and Address of Applicant: Brian Lasley
232 6th Ave NE
Osseo, MN 55369

Phone Number: 763.300.6280 Email Address: Brian@Thelemabrewing.com

Name and Address of 2nd Contact: Ian Stanford

5637 Knox Ave S.
Minneapolis, MN 55419

Phone Number: 507.313.9845 Email Address: Ian@Thelemabrewing.com

Name and Address of 3rd Contact: Joe Lien

7564 Paul Rd.
Woodbury, MN 55125
Minneapolis, MN 55419

Phone Number: 651.208.4285 Email Address: Joe@Thelemabrewing.com

CERTIFICATE OF SURVEY

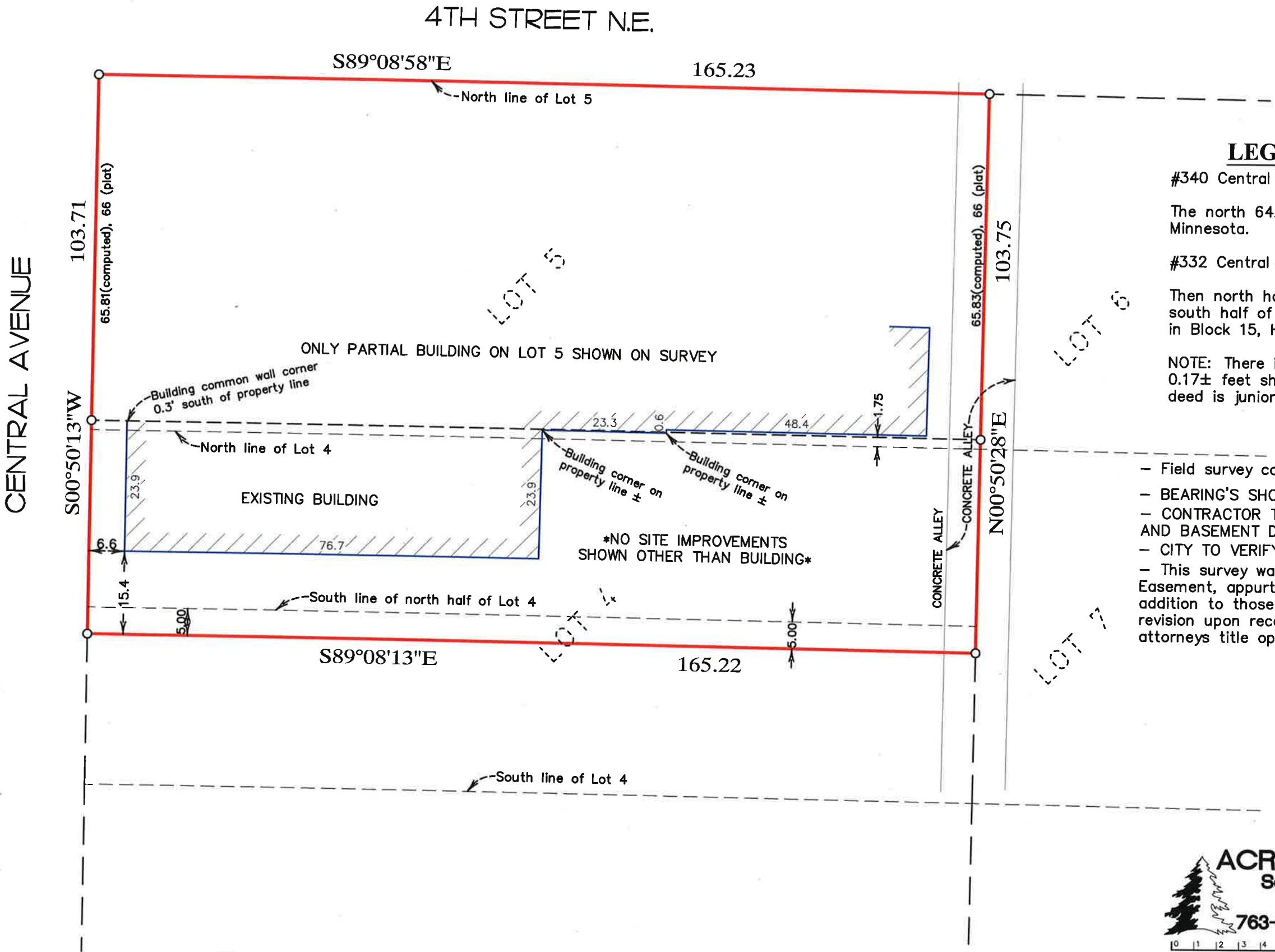
~for~ Zephyr Investments LLC

PROPERTY ADDRESS: #332 & #340 Central Ave., Osseo, MN 55369



(IN FEET)
1 inch = 20 ft.

NORTH



LEGAL DESCRIPTION

#340 Central Ave Property:

The north 64.25 feet of Lot 5, OSSEO, Hennepin County, Minnesota.

#332 Central Ave Property:

Then north half of Lot 4 and the north 5.00 feet of the south half of Lot 4 and the south 1.75 feet of Lot 5, all in Block 15, Hennepin County, Minnesota.

NOTE: There is an overlap in legal descriptions. Lot is 0.17± feet short of platted distances. It is unknown which deed is junior or senior.

NOTES

- Field survey conducted on 03/06/2020.
- BEARING'S SHOWN ARE ON ASSUMED DATUM.
- CONTRACTOR TO VERIFY HOUSE DIMENSIONS, AND SEWER AND BASEMENT DEPTHS.
- CITY TO VERIFY ALL BUILDINGS ELEVATIONS AND SETBACKS.
- This survey was prepared without the benefit of titlework. Easement, appurtenances and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a title insurance commitment or attorneys title opinion.

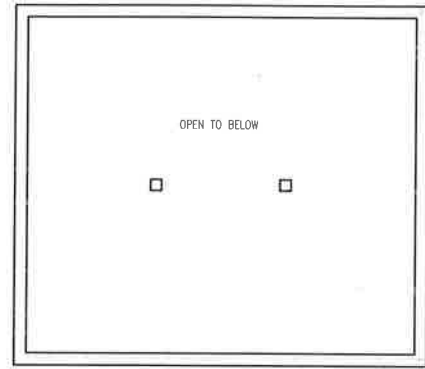
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Eric R. Vickaryous
ERIC R. VICKARYOUS

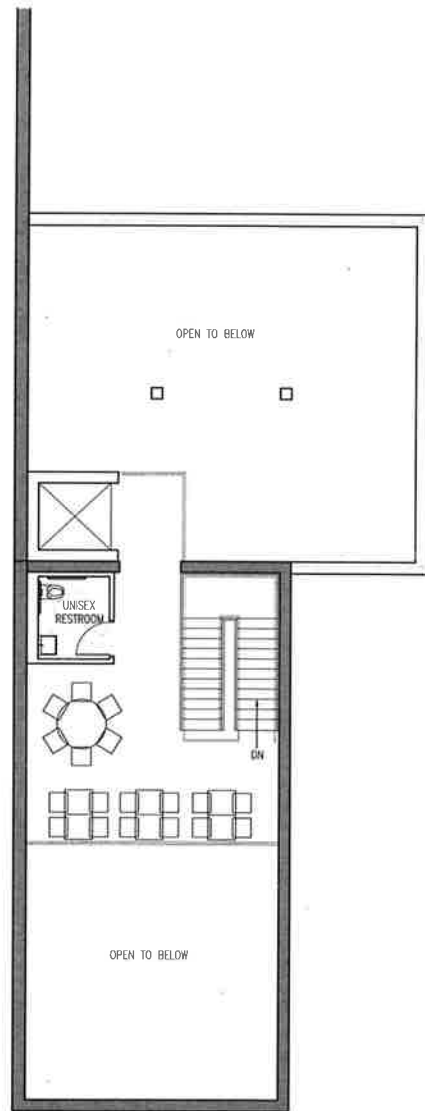
Date: March 9th, 2020 Reg. No. 44125

ACRE LAND SURVEYING
Serving Twin Cities Metro
area and beyond
763-458-2997 acrelandsurvey@gmail.com

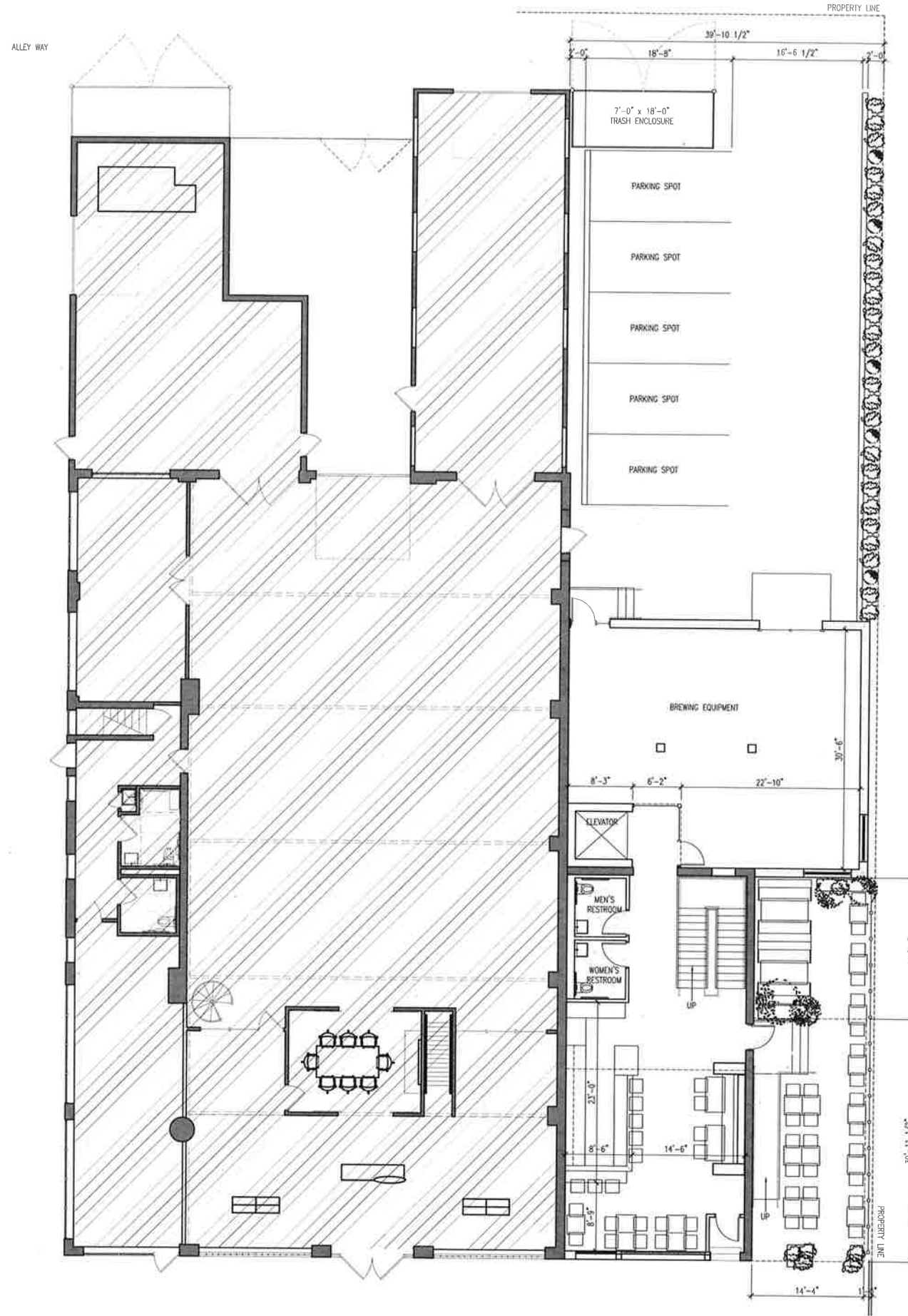
JOB #20074



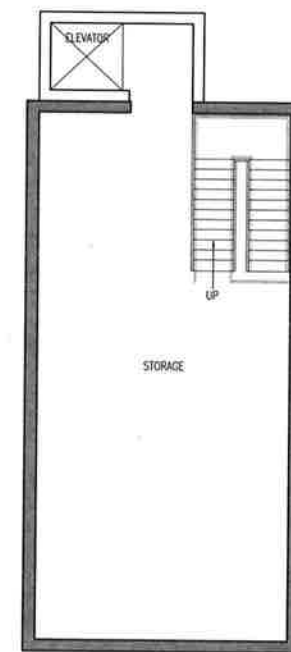
4 FURNITURE FLOOR PLAN – LEVEL 03
1/8" = 1'-0"



3 FURNITURE FLOOR PLAN – LEVEL 02
1/8" = 1'-0"



2 FURNITURE FLOOR PLAN – LEVEL 01
1/8" = 1'-0"



1 FURNITURE FLOOR PLAN – LOWER LEVEL
1/8" = 1'-0"

FURNITURE FOR REFERENCE ONLY. VERIFY SIZES AND LOCATIONS WITH OWNER.



Project Name

332 Central Avenue
Osseo, MN 55369

Certification
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT, WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Signature: _____
Name: **Kim M. Batcheller**
Date: _____ Reg.No.: 53229

Drawing Set Issue		
NO.	ISSUE	DATE
01	Design Review	03.24.21

Sheet Revisions		
NO.	ISSUE	DATE

Prepared By

Yellow Dog Studio

2744 Lyndale Ave. S.
Minneapolis, MN 55408
612.251.1316

Date

March 2021

Scale

1/8" = 1'-0"

Title

Furniture Floor Plan
Lower Level, Level 01
Level 02 & Level 03

Sheet

A100

COPYRIGHT © 2021 - YELLOW DOG STUDIO

Certification
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT, WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Signature: _____
Name: Kim M. Batcheller
Date: - - - - - Reg.No.: 53229

Drawing Set Issue

NO.	ISSUE	DATE
01	Design Review	03.24.21

Sheet Revisions

NO.	ISSUE	DATE

Prepared By

Yellow Dog Studio

2744 Lyndale Ave. S.
Minneapolis, MN 55408
612.251.1316

Date

March 2021

Scale

1/4" = 1'-0"

Title

Exterior Elevation

Sheet

A200

COPYRIGHT © 2021 - YELLOW DOG STUDIO



1 ELEVATION @ BUILDING FRONT - CENTRAL AVENUE / WEST ELEVATION
1/4" = 1'-0"

Certification
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT, WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Signature: _____
Name: **Kim M. Batcheller**
Date: _____ Reg.No.: 53229

Drawing Set Issue		
NO.	ISSUE	DATE
01	Design Review	03.24.21

Sheet Revisions		
NO.	ISSUE	DATE

Prepared By

Yellow Dog Studio

2744 Lyndale Ave. S.
Minneapolis, MN 55408
612.251.1316

Date

March 2021

Scale

1/4" = 1'-0"

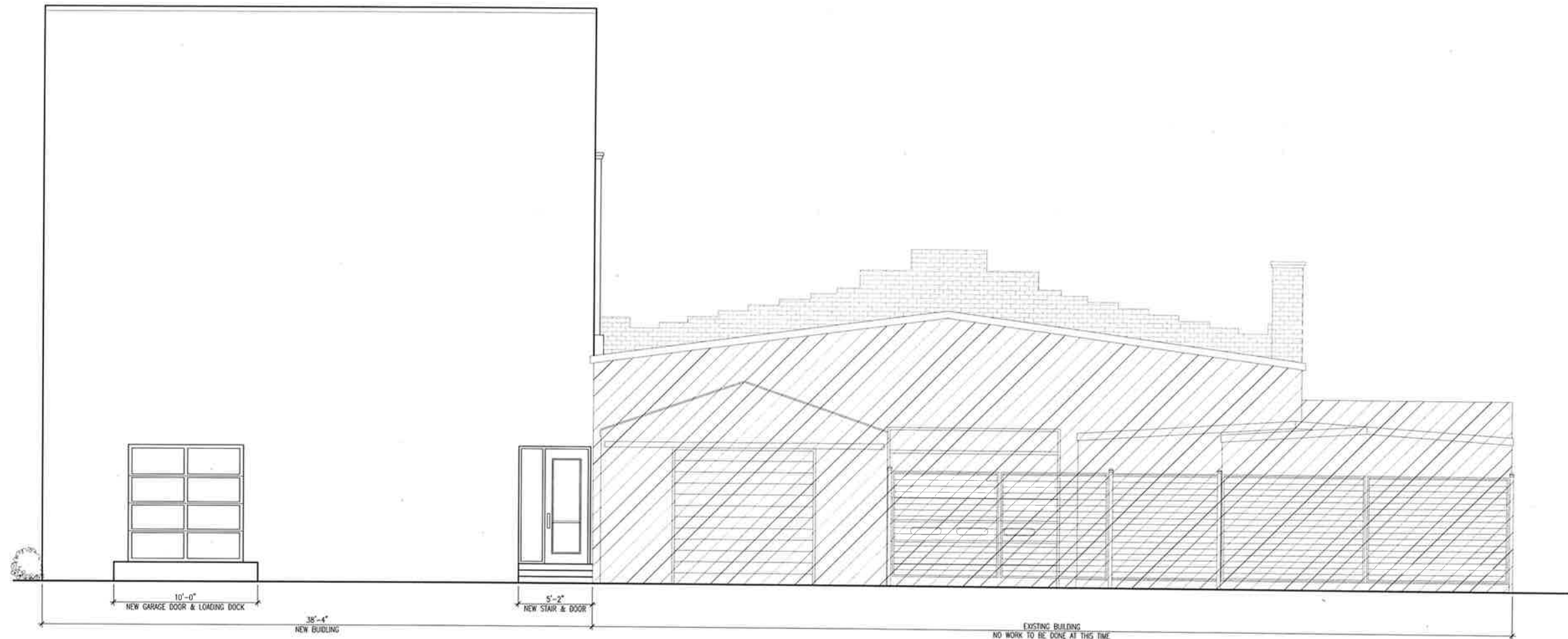
Title

Exterior Elevation

Sheet

A201

COPYRIGHT © 2021 - YELLOW DOG STUDIO



2 ELEVATION @ BUILDING BACK - EAST ELEVATION
1/4" = 1'-0"

Certification
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT, WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Signature: _____
Name: Kim M. Batcheller
Date: _____ Reg.No.: 53229

Drawing Set Issue		
NO.	ISSUE	DATE
01	Design Review	03/24/21

Sheet Revisions		
NO.	ISSUE	DATE

Prepared By

Yellow Dog Studio

2744 Lyndale Ave. S.
Minneapolis, MN 55408
612.251.1316

Date
March 2021

Scale
1/4" = 1'-0"

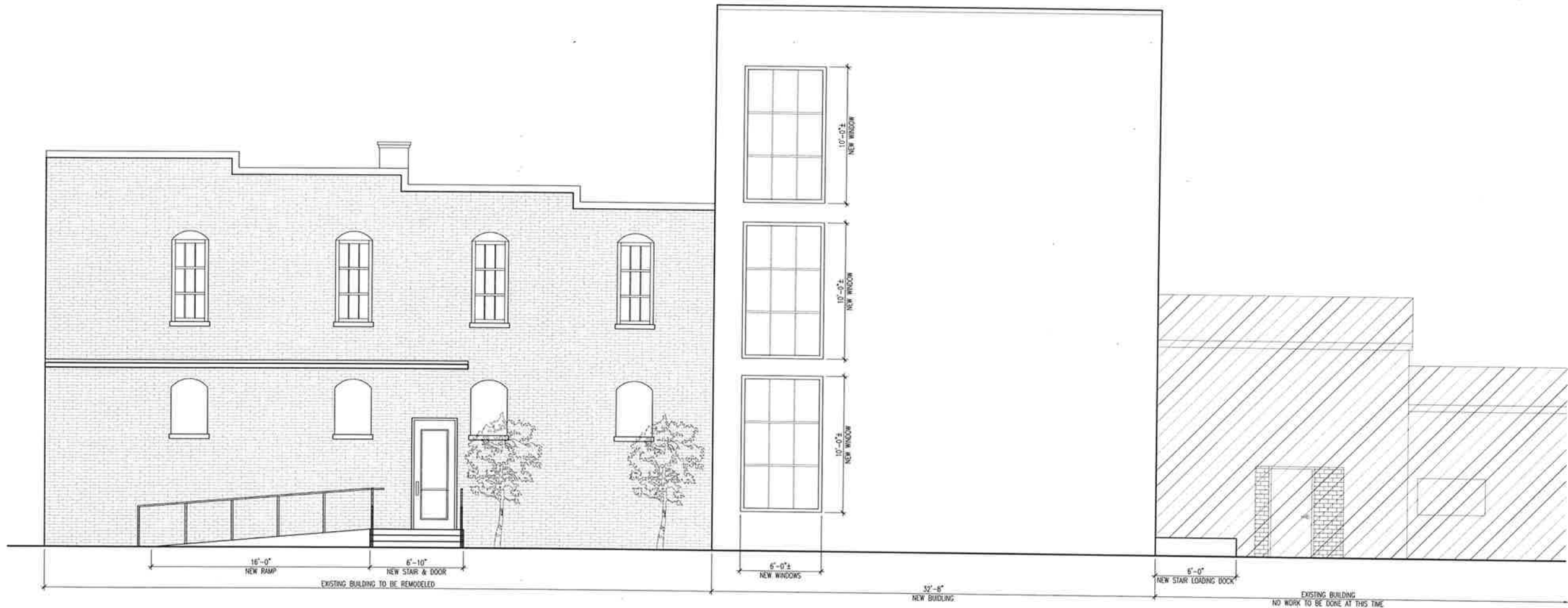
Title

Exterior Elevation

Sheet

A202

COPYRIGHT © 2021 - YELLOW DOG STUDIO



2 ELEVATION @ BUILDING SIDE – NORTH ELEVATION
1/4" = 1'-0"



City of Osseo

415 Central Avenue
Osseo, MN 55369-1195

P 763.425.2624 F 763.425.1111

www.DiscoverOsseo.com

NOTICE

Planning Commission Public Hearing

You are receiving this email because your home, business, or property is located within 350 feet of a parcel being considered for a Conditional Use Permit.

APPLICANT: Brian Lasley, Ian Stanford, and Joe Lien of Thelema Brewing Company

REQUEST: Conditional Use Permit Application for Brewery with Taproom.

LOCATION: 332 Central Ave (PID 1811921220136)

TIME OF HEARING: Monday, April 18, at 6:00 p.m. – Virtual Meeting

HOW TO PARTICIPATE:

- 1) You may email your comment to jamerman@ci.osseo.mn.us and it will be read into record during the meeting; or
- 2) You may send a letter before the hearing to the City of Osseo, Planning Department, 415 Central Avenue, Osseo, MN 55369, or fax to 763-425-1111.

If you want your comments to be made part of the public record, your letter, email, or fax must state your first and last name and your address. Thank you in advance for your cooperation.

ANY QUESTIONS: Please contact Community Management Coordinator Joe Amerman at 763-425-1454 with the following information:

Project Name: Thelema Brewing Company CUP

You may visit City Hall (415 Central Avenue) during business hours to discuss the proposal, or visit our website after April 14, 2022 at <http://www.discoverosseo.com/departments/planning-commission/>

Publication Date: The Press (April 7, 2022)



Hennepin County Locate & Notify Map

Date: 3/17/2022



Buffer Size: 350

0 50 100 200 Feet
|-----|-----|-----|-----|

Map Comments:

Thelema Brewing Company
CUP Public Notice Buffer

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

For more information, contact Hennepin County GIS Office
300 6th Street South, Minneapolis, MN 55487 / gis.info@hennepin.us

88 13-119-22 11 0076
DAVID J & BARBARA E TAFOYA
13322 86TH AVE N
MAPLE GROVE MN 55369

88 13-119-22 14 0093
PREMIER BANK
2866 WHITE BEAR AVE
MAPLEWOOD MN 55109

88 18-119-21 22 0131
CITY OF OSSEO
415 CENTRAL AVE
OSSEO MN 55369

88 13-119-22 11 0079
CITY OF OSSEO
415 CENTRAL AVE
OSSEO MN 55369

88 13-119-22 14 0095
SHEILA ROBINSON
1120 BENTON STREET
ANOKA MN 55303

88 18-119-21 22 0133
CITY OF OSSEO
415 CENTRAL AVE
OSSEO MN 55369

88 13-119-22 11 0080
PREMIER BANK
2866 WHITE BEAR AVE
MAPLEWOOD MN 55109

88 13-119-22 14 0102
PREMIER BANK
2866 WHITE BEAR AVE
MAPLEWOOD MN 55109

88 18-119-21 22 0134
CITY OF OSSEO
415 CENTRAL AVE
OSSEO MN 55369

88 13-119-22 11 0089
MLJ MANAGEMENT LLC
PO BOX 681556
PARK CITY UT 84068

88 18-119-21 22 0012
JEFFREY M DARULA
KELLY L JENSEN
400 1ST AVE N E
OSSEO MN 55369

88 18-119-21 22 0136
ZEPHYR INVESTMENTS
LIMITED LIABILITY COMPANY
340 CENTRAL AVE STE 100
OSSEO MN 55369

88 13-119-22 11 0112
LIENEMANN INVESTMENTS LLC
317 CENTRAL AVE
P O BOX 437
OSSEO MN 55369

88 18-119-21 22 0013
TANNER HOFDAHL
408 1ST AVE N E
OSSEO MN 55369

88 18-119-21 22 0137
ZEPHYR INVESTMENTS
LIMITED LIABILITY COMPANY
340 CENTRAL AVE STE 100
OSSEO MN 55369

88 13-119-22 11 0118
ZR'S PROPERTY LLC
341 CENTRAL AVE
OSSEO MN 55369

88 18-119-21 22 0014
MARIA L HOLTHUS
416 1ST AVE N E
OSSEO MN 55369

88 18-119-21 22 0138
JAMES KILLMER
MABEL ANYELE KILLMER
333 1ST AVE N E
OSSEO MN 55369

88 13-119-22 11 0119
M D OF OSSEO LLC
337 CENTRAL AVE
OSSEO MN 55369

88 18-119-21 22 0016
KEVIN A SIZER
332 1ST AVE N E
OSSEO MN 55369

88 18-119-21 22 0139
DARLENE MCDOWELL
325 1ST AVE N E
OSSEO MN 55369

88 13-119-22 11 0165
CCJ INVESTMENTS LLC
12055 93RD PL N
MAPLE GROVE MN 55369

88 18-119-21 22 0017
ANITA ANN KLATT
324 1ST AV NE
OSSEO MN 55369

88 18-119-21 22 0140
WILEY ENTERPRISES INC
315 FIRST AVE NE
OSSEO MN 55369

88 13-119-22 11 0168
CITY OF OSSEO
415 CENTRAL AVE
OSSEO MN 55369

88 18-119-21 22 0019
THOMAS L SPANIER
BARBARA J SPANIER
17420 113TH AVE N
MAPLE GROVE MN 55369

88 18-119-21 22 0141
PATRICK J & TRACY S MEVISSSEN
308 1ST AVE N E
OSSEO MN 55369

88 13-119-22 14 0049
DIMITRIOS P SANTRIZOS
4494 LANDMARK DR NE
ST MICHAEL MN 55376

88 18-119-21 22 0129
CITY OF OSSEO
ATTN: CITY ADMINISTRATOR
415 CENTRAL AVE
OSSEO MN 55369

88 18-119-21 22 0142
CITY OF OSSEO
415 CENTRAL AVE
OSSEO MN 55369

88 18-119-21 22 0151
WILLOW CREEK GROCERY INC
13738 210TH AVE N W
ELK RIVER MN 55330

88 18-119-21 23 0202
FIRST AVENUE COMMONS LLC
PO BOX 1
OSSEO MN 55369

88 18-119-21 23 0008
MARY E ABBEY
105 3RD ST N E
OSSEO MN 55369

88 18-119-21 23 0054
WILEY ENTERPRISES INC
315 FIRST AVE NE
OSSEO MN 55369

88 18-119-21 23 0055
KIM D & PAMELA J KLOCEK
301 1ST AVE N E
OSSEO MN 55369

88 18-119-21 23 0063
JEFFREY SPETZ
17700 113TH AVE N
DAYTON MN 55369

88 18-119-21 23 0194
URSA FAMILY PROPERTIES LLC
ATTN: JOELENE CALVERT
23377 110TH ST NW
ELK RIVER MN 55330

88 18-119-21 23 0198
FIRST AVENUE COMMONS LLC
PO BOX 1
OSSEO MN 55369

88 18-119-21 23 0199
FIRST AVENUE COMMONS LLC
PO BOX 1
OSSEO MN 55369

88 18-119-21 23 0200
FIRST AVENUE COMMONS LLC
PO BOX 1
OSSEO MN 55369

88 18-119-21 23 0201
FIRST AVENUE COMMONS LLC
PO BOX 1
OSSEO MN 55369

CITY OF OSSEO
Resolution No. 2022-xx

**RESOLUTION GRANTING REQUEST FROM THELEMA BREWING
COMPANY FOR A CONDITIONAL USE PERMIT TO ALLOW A
BREWERY AND TAPROOM AT 332 CENTRAL AVE**

WHEREAS, Brian Lasley of Thelema Brewing Company has made application for a conditional use permit (“CUP”) to allow for a brewery with taproom at 332 Central Avenue (Property Identification Number 18-119-21-22-0136) (“Subject Property”); and

WHEREAS, the Subject Property is zoned CBD (Central Business District), which is intended to accommodate central business type uses that include joint-use parking areas and business uses primarily oriented to the walking public; and

WHEREAS, Section 153.037(C)(8) of the City Code of Ordinances indicates that the proposed use is a conditional use in this zoning district; and

WHEREAS, the City has determined the proposed use may be allowed as a conditionally permitted use; and

WHEREAS, in making this determination whether or not the conditional use is to be allowed, the City may consider the nature of the land, the nature of adjoining land or buildings, whether or not a similar use is already in existence and located on the same premises or on other lands immediately close by, the effect upon traffic into and from the premises or on any adjoining roads, and all other or further factors as the City shall deem appropriate for consideration in determining the effect of the use on the general welfare, public health, and safety; and

WHEREAS, a public hearing was held on April 18, 2022, at a regular meeting of the Osseo Planning Commission and all interested persons were invited to submit comment and were heard by the Planning Commission; and

WHEREAS, notice of said public hearing was published in the official newspaper, surrounding property owners were notified, and notice was duly posted at City Hall; and

WHEREAS, based on a review of the application and input from the public hearing, the Planning Commission recommended approval of the requested conditional use permit at its April 18, 2022, regular meeting by a **X-X** vote; and

WHEREAS, the City Council considered the application and Planning Commission recommendation on April 25, 2022; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Osseo, Hennepin County, Minnesota, that the following determinations are made:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort, or general welfare, because it will comply with health and safety regulations imposed by federal, state, and local authorities and is generally consistent with other uses in the CBD district;
2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood, because it is generally consistent with other uses in the CBD district;

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district, because it is generally consistent with other uses in the CBD district and does not conflict with the city's Comprehensive Plan;
4. Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided, because the use will not require new construction and will take place in existing buildings;
5. Adequate measures have been taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets;
6. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

BE IT FURTHER RESOLVED that said conditional use permit is approved subject to the following condition(s):

1. A minimum of five total employee and customer parking stalls shall be located to the rear of the building as illustrated in the 332 Central Avenue Site Plan Application approved by the City Council at its February 28, 2022, meeting.
2. The business owner shall meet all standards and regulations detailed by the MN Department of Public Safety's Alcohol and Gambling Enforcement Division as conditions of holding an intoxicating liquor license.

Adopted by the Osseo City Council this 25th day of April, 2022.

The motion for the adoption of the foregoing resolution was made by _____, seconded by _____, and upon vote being duly taken thereon, the following voted in favor thereof:

and the following voted against the same: _____, and
the following was absent: _____,
whereupon said resolution was declared duly passed and adopted.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS.
CITY OF OSSEO)

We, the undersigned, being the duly qualified Mayor and Clerk of the City of Osseo, Hennepin County, Minnesota, a Minnesota municipal corporation, hereby certify that the above and foregoing - Resolution No. 2022-XX is a true and correct copy of the Resolution as adopted by the City Council the 25th day of April, 2022.

Duane E. Poppe, Mayor

Katrina Jones, City Clerk
