

EAST BETHEL PLANNING COMMISSION MEETING

March 23, 2010

The East Bethel Planning Commission met on March 23, 2010 at 7:00 P.M for their regular meeting at City Hall.

MEMBERS PRESENT: Eldon Holmes Heidi Moegerle Lori Pierson Glenn Terry
Julie Moline Lorraine Bonin

MEMBERS ABSENT: Tim Landborg

ALSO PRESENT: Stephanie Hanson, City Planner
Steve Voss, City Council

Adopt Agenda The March 23, 2010 meeting was called to order by Chairperson Holmes at 7:00 PM.

Holmes made a motion to adopt the March 23, 2010 agenda. Pierson seconded; all in favor, motion carries.

Public Hearing/Conditional Use Permit Amendment – Blue Ribbon Pines Disc Golf Course
Property Owner:
Ray Jordan
Ray Jordan and Sons, Inc.
1901 Klondike Drive NE
East Bethel, MN 55011
PIN 21-33-23-23-0001

Owner/Applicant, Ray Jordan, Ray Jordan and Sons, Inc. is requesting a Conditional Use Permit (CUP) Amendment to allow the addition of a restaurant facility at Blue Ribbons Pines Disc Golf Course the location being 1901 Klondike Drive NE, East Bethel, MN 55011, PIN 21 33 23 23 0001. The Zoning Classification is R-1 Single Family Residential.

In June 2006, City Council approved a CUP to allow a recreational golf course. It is in the opinion of City Staff and the City Attorney that the operation of a restaurant in conjunction with a golf course constitutes a permissible accessory use, that is, a use that either is clearly incidental to, customarily found in connection with, and located on the same parcel as the principal use to which it is related. Also, City Staff and the City Attorney are in the opinion that a CUP Amendment would be a way to ensure that such things as hours of operation and future expansions are regulated. The City Attorney's letter has been provided for Planning Commission review.

In the three years since opening, the business has been recognized as one of the best courses in the state and has been rated in the top ten in the country. Summer months are the busy time of year; however, the course is open year-round with many individuals taking advantage of winter disc golf. Currently, Blue Ribbon Pines has a 3.2 On Sale Liquor License from the City of East Bethel and would like to also incorporate a restaurant to serve sandwiches and appetizers as part of the business.

Currently, most players leave the city limits to eat and then come back to the course to

continue playing disc golf. Mr. Jordan sees adding a restaurant to the golf course as a positive asset as it will expand the business and will keep customers in the city. It is proposed that the restaurant will be open year-round. Hours of operation include Sunday – Thursday 11:00 A.M. – 11:00 P.M., and Friday – Saturday 11:00A.M. – 12:00 A.M. (midnight). It is anticipated that the restaurant will close earlier on slower weekdays and weekends depending on clientele.

The site has an existing 5,850 square foot building on-site that is used for offices, a golf pro shop, and equipment storage for the existing agricultural business known as Ray Jordan and Sons, Inc. Mr. Jordan is proposing to use a portion of the existing space, 40 feet by 50 feet or 2,000 square feet, as the restaurant facility. The existing offices will continue to occupy 600 square feet and 3,250 square feet will remain as storage. Attachment 4 that was provided to the Planning Commission indicates the proposed and existing uses of the building.

As part of the approval process for the restaurant expansion, Mr. Jordan will be required to submit a site plan to be reviewed and approved by City Council. Site plan review submittal must meet East Bethel Code requirements set forth in Appendix A, Zoning, Section 4.12, Applications and Procedures, and Section 22, Off-Street Parking and Loading. Submittal includes but is not limited to the following requirements: site plan, lighting plan, parking plan, grading and drainage plan for the expanded parking lot, and landscape plan. Building permits will not be issued until the approval of a site plan.

Holmes opened the public hearing at 7:05 p.m. There was no public comment. The public hearing was closed at 7:06 p.m.

Bonin asked how much business do you anticipate being golf course users versus other people. Jordan said they are setting this restaurant for the people who are already at the course. The food is going to be really, really good. The site currently has a large cedar deck that overlooks the golf course. It is trendy to eat and sit outside, but our main drive is to cater to the people that are already there. Jordan explained disc golf is mainly a south metro sport; most players don't get much farther north than 694. Players generally go through the course twice, which takes 6-8 hours to play (it takes about 3-4 hours to get through the course once). When the players leave, they are always asking where they can go to eat. By adding a restaurant, they are hoping to keep business in East Bethel and make the course that much better. It would really be an asset to the course and the community.

Moline asked how many people they are looking to seat in the restaurant. Jordan said the deck will probably seat 20 people, the restaurant 25 or 30, and the patio space would seat more. Jordan stated they have been looking at other restaurants and are going to bring in some experts to design the restaurant.

Moegerle asked how soon do they plan on opening. Jordan said they will be taking their time on this project, but plan on opening sometime between August of 2010 and spring of 2011. He knows a lot of restaurant people and is looking to get good prices on used restaurant equipment.

Pierson motioned to recommend approval to City Council for a CUP Amendment to allow the addition of a restaurant facility at the business known as Blue Ribbon Pines Disc Golf Course, located at 1901 Klondike Drive, East Bethel, MN, PIN 21-33-23-23-

0001 with the following conditions:

- 1. Property owner must meet all approved conditions no later than June 7, 2010 or approval will be voided.**
 - 2. Property owner must sign and execute a CUP Amendment Agreement no later than June 7, 2010.**
 - 3. CUP shall be reviewed by City Staff on a biannual basis, at which time, City Staff could require a CUP Amendment with additional conditions, as deemed fit.**
 - 4. CUP Amendment Agreement must be executed prior to the submittal of a site plan review.**
 - 5. Current site plan and code requirements set forth in East Bethel Code Appendix A, Zoning are required to be met at the time of submittal of the site plan.**
 - 6. No building permits for building modifications will be issued until site plan approval by City Council.**
 - 7. Operations of the restaurant includes: Year round, Sunday – Thursday 11:00 A.M. – 11:00 P.M., and Friday – Saturday 11:00A.M. – 12:00 A.M. (midnight). Intensification to the approved hours and expansion of the restaurant facility must be approved by City Council by a CUP Amendment.**
- Terry seconded, all in favor, motion carries.**

This matter will be heard at the April 7, 2010 City Council meeting.

Moline asked if the course brings in tournaments. Jordan explained they have had two big tournaments nad have had players come from all over the United States and Europe. One of the biggest tournaments was in East Bethel for two years in a row. The neat thing about it, the best pros in the United States played here two years in a row.

Bonin asked if other courses have places to eat. Jordan said this is one of two places that will have places to eat. At Hyland Hills it is more of a cafeteria. By adding the disc golf course at Hyland, they make just as much money on the disc golf course as they do on their skiing.

Approve
February 23,
2010
Planning
Commission
Meeting
Minutes

Pierson motioned to approve the February 23, 2010 minutes. Moegerle seconded; all in favor, motion carries.

Adjourn

Pierson made a motion to adjourn the meeting at 7:18 PM. Moline seconded; all in favor, motion carries.

Submitted by:
Jill Teetzel
Recording Secretary