



Agenda Item Summary

MEETING DATE: June 24, 2024
SUBJECT: New Liquor License Application – Brew Pub: Highlandlake Brewing Company, LLC.
PRESENTED BY: Mary Strutt, Administrative Services Director

SUMMARY

Applicant: Highlandlake Brewing Company, LLC
Daniel Akin, Teresa Van Diest-Atkin, Shanyyn Reinyksi, Julie Hays and Derrick Hays

Location: 333 Main St Unit C, Mead, CO

I. BACKGROUND

On April 26, 2024, the Town Clerk received an application from the above-referenced Applicants for a New **Brew Pub License** to be located at **333 Main St Unit C, Mead, CO**. This facility will manufacture malt liquors (beer). In addition, this license type also allows the sale of alcohol beverages for consumption on premises, and sales of their beer to wholesalers and to the public in sealed containers. Hours of operation are not yet established but will be reviewed by the Town Clerk to be in compliance with state law. In addition, the applicant is required to have food available to comply with C.R.S. 44-3-417(4).

The applicants have submitted all required documentation and have completed all local fingerprinting and background check requirements.

The property is currently under construction. The application has been filed in accordance with Mead Municipal Code Section 6-3-290, which allows for the review and approval of a building which is not complete. If approved, the applicant shall have one year from the date of approval to complete construction and obtain an occupancy permit. The license will not be issued until after an occupancy permit has been issued and staff has conducted an on-site inspection of the premises. The Applicant has opted to apply to the State for a Concurrent Review and all supporting documentation and fees were sent to the State in April 2024. The Concurrent Review is an expedited review of the liquor license application by the State for an additional fee.

This application requires a public hearing to consider the reasonable requirements of the neighborhood (which is the boundaries of the Town) for the Brew Pub license, the desires of the adult inhabitants, the number, type, and availability of alcohol beverage outlets located in or near the designated neighborhood, and other pertinent matters affecting the qualifications of the applicant. The Public Hearing notice was posted at the location on June 8, 2024, and published in Longmont Times Call on June 12, 2024. The applicant has submitted a petition to the Mead Liquor Licensing Authority with a total of 22 signatures. 16 verified resident signatures (16 in favor, 0 opposed) and 2 verified business owner/manager signatures (2 in favor, 0 opposed) from within the designated neighborhood.

The Clerk's Office has not received any objections to this new application as of the submission of this Agenda Item Summary.

II. RESULTS OF APPLICATION INVESTIGATION

- A. Application received: **April 26, 2024**
- B. Posting of Notice at Location: **Confirmed**
- C. Fees, Licenses, and Municipal Zoning Code Compliance: **Confirmed**
- D. Ownership of Licensed Premises (must be owned or leased in name of Applicant): **Leased**
- E. Building in which the liquor is to be sold is NOT located within one hundred (100) feet of any public or parochial school or the principal campus of any college, university, or seminary (per *Mead Municipal Code 6-3-115(a)*): **Confirmed**
- F. Number of Brew Pub Licenses in Mead: **0** (Previously KnucklePuck Brewing at 13782 E. I-25 Frontage Rd. held a Brew Pub license, but they have recently converted their license to a sales room license which is regulated by the state.
- G. Attachments:
 - a. Application
 - b. Lease
 - c. Diagram of Proposed Premises
 - d. Highlandlake Brewing Company, LLC Operating Agreement
 - e. Certificate of Good Standing for Applicant issued by the State of Colorado
 - f. Application for Federal Brewers Permit for Highlandlake Brewing Company, LLC at 234 Main St Unit 109 Mead, Colorado
 - g. Affidavit of Publication
 - h. Affidavit of Posting Notice at the Location (Anticipated to be received prior to the public hearing scheduled for June 24, 2024)
 - i. Zoning Review
 - j. Distance Map
 - k. Petition as submitted by applicants
 - l. All other items required by Section Sec. 6-3-140 of the Mead Municipal Code.

III. STAFF RECOMMENDATION TO AUTHORITY

Based upon the information provided above and in the related attachments, staff:

☒ Finds that Applicant has complied with all criteria for a New Brew Pub License and recommends that the Mead Liquor License Authority approve Applicant's application for a New Brew Pub License that is the subject of the application.

☒ Other recommendations: Staff further recommends that the Liquor Licensing Authority impose the following conditions of approval:

1. Certificate of Occupancy must be issued for the premises
2. Satisfactory staff inspection of the premises

Recommended Motion:

I move to approve the application of **Highlandlake Brewing Company, LLC** for a new brew pub license based on the findings set forth in the staff report for the June 24, 2024, meeting and based on the following additional findings:

- that applicant is of good moral character and not prohibited as a licensee; and
- that the premises and their location are suitable based on a review of the plans submitted; and
- that the petition submitted by applicant, along with testimony received at the public hearing, indicate that existing outlets are inadequate to serve the thirst needs of the neighborhood and that there is a need and desire for a brew pub license as measured by the reasonable requirements of the neighborhood.

I further move that this approval is conditioned upon the following:

1. applicant receiving a certificate of occupancy for the premises within one year of the date of this approval;
2. a determination upon inspection by town staff that the building complies with the submitted diagram which includes a plot plan and detailed interior sketch submitted with the application.
3. Federal's Brewers Permit updated with the address of the proposed licensed premises.

I further move to direct town staff to notify the State of Colorado Liquor Enforcement Division of this approval.

ATTACHMENTS

Application

Lease & Diagram

Diagram of Proposed Premises 06/03/2024

Highlandlake Brewing Company, LLC Operating Agreement

Certificate of Good Standing for Applicant issued by the State of Colorado

Application for Federal Brewers Permit

Affidavit of Publication

Zoning Review

Distance Map

Petition as Submitted by Applicant