

1 David Rothenberg Chairman, Daniel's Vineyard has turned in floor plans for commission
2 approval. I believe that Officer Bedwell has taken a look at the floor
3 plans and recommended that it come before the full commission for
4 approval. Hopefully, there should be colored floor plans probably
5 attached to that and there should be several copies. So, if you take the
6 paperclip off that memo, there's several copies of the floor plan
7 attached to that.

8 Chairman Huskey We have a matter of Daniel's Vineyard floor plan coming to the
9 commission, presented by Mr. Rothenberg. Officer Bedwell, you being
10 one of the recommending officers that this come before the
11 commission, can you speak to the matter at all why you would make
12 that recommendation that these floor plans come to the commission?

13 Officer Bedwell Yes, sir. The floor plan...it's going to be a separate winery and a
14 brewery and they are going to be two separate LLCs. You won't be
15 able to go from the brewery to the winery. And, I believe, if there is
16 going to be a micro-wine wholesaler permit, that will also be a separate
17 LLC and it will not be obviously the same owners, separate ownership.
18 I feel like it meets our requirements for floor plans.

19 Huskey Is there separate addresses for each of these?

20 Bedwell That's correct.

21 Huskey And there are permanent walls dividing these?

22 Jeff McKean There are. And, just to give you a little bit of background. This is a
23 project kind of in the northeast section, just across the Marion County
24 border into Hancock County. It's actually in McCordsville. The

25 project would involve a winery. They've been growing grapes. I've
26 got Scott Hamilton, who is the project manager, here with me. They've
27 been growing grapes on the site for what about...

28 Scott Hamilton Four years.

29 McKean Four years. It's a large vineyard. What this would entail is a brewery, a
30 winery and then also there's a restaurant permit that would allow them
31 to have banquets. This area has a particular need for weddings and that
32 type of thing. So, if you look at the floor plan that you have, the blue
33 that's denoted on the different elevations would be the restaurant permit
34 premise. The purple is the winery. The green is the brewery. And,
35 then the pink is where the offices will be for the micro-wholesaler. This
36 is a project that has been in discussions with the town of McCordsville.
37 It's been very well embraced. We are to the point now where they want
38 to build the building. We talked to the TTB and then we reached out to
39 Officer Bedwell and met with Don Breeden a couple of weeks ago.
40 What they would like to know is that the floor plan they are submitting
41 is something they can go forward, and construct a building. So, it
42 would have separate addresses for the different permits and they would
43 be separated with walls.

44 David Johnson There's no mutual, office space in here that they both use?

45 McKean No. No.

46 Melissa Coxey So there are four permits?

47 McKean Yes.

48 Coxey So, there's no mutual space for any of them or....

49 McKean No. There are some places where there's like glass walls like from the
50 restaurant where you can look down into the brewery and the winery.
51 There's glass you can see down in. In the very bottom, if you look at
52 the top page of this, it shows the barrel room. There would be a wall
53 separating the winery from the blue. That will be sort of a faux barrel
54 room, where there's going to be barrels down there on the restaurant
55 side, but they won't have wine in them because you can't take the wine
56 from the winery into the restaurant and then back to bottle and winery.
57 But, it will be a setting where people could be down there and feel like
58 they are in a barrel room, but it's empty barrels.

59 Huskey Further discussion?

60 Coxey Officer Bedwell, did you have any...

61 Bedwell I don't have any problems with it. I think we've got...I'm aware of at
62 least one other in the State, Simmons Winery and Brewery, near
63 Columbus, has a similar setup. So, I don't have any issues with it.

64 Coxey And there are all four permits housed in that location as well?

65 Bedwell That's correct.

66 Johnson I make the motion that we accept the floor plan.

67 Grubb Second.

68 Huskey We have a motion by Mr. Johnson and a second. Is there any additional
69 discussion from anyone? Seeing there is none, all those in favor...

70 Coxey Aye.

71 Johnson Aye.

72 Grubb Aye.

