

Planning Commission Item

April 21, 2026



Item	Consider Proposed Ordinance XXX: Amending Chapter 20 to Add Brew Pubs as a Permitted Use in the IOP Zoning District	
File No.	26-07	Item No: B.1
Agenda Section	<u>PUBLIC HEARINGS</u>	
Prepared By	Rachel Jeske, Planner	
Applicant	David Norris	
Present Zoning		
Land Use		
Acerage		
Density		
Applicable Regulations	Chapter 20, Article II, Division 2 Amendments Chapter 20, Article XXII, Section 812 Permitted Uses in the "IOP" Zoning District Chapter 20, Article XXIII, Division 2, Section 968 Brew Pub	

SUGGESTED ACTION

Proposed Motion: "The Chanhassen Planning Commission recommends approval of the attached Ordinance amending the permitted uses in the industrial office park zoning district to include brew pubs as presented."

SUMMARY

Brew pubs are currently a permitted use in the Highway Business (BH), General Business (BG), and Central Business District (CBD) zoning districts. Breweries are currently permitted uses in the Highway Business (BH), General Business (BG), Central Business District (CBD), and the Industrial Office Park (IOP) zoning districts. The applicant is requesting that brew pubs be added as a permitted use in the

IOP zoning district to align with other zoning districts. The difference between a brewery and a brew pub is that brew pubs have a full liquor license and therefore can serve hard liquor in addition to beer. Staff find this to be a reasonable request, as the uses operate in a very similar manner and the amendment creates consistency throughout the code.

BACKGROUND

DISCUSSION

RECOMMENDATION

Staff recommend that Planning Commission recommend approval of the requested zoning ordinance amendment as written.

ATTACHMENTS

[Development Review Application](#)

[Proposed Ordinance - Brew Pubs in IOP](#)

[Staff Report](#)