



450 Main St
Lyons, CO 80540
www.mainstagebrewing.com

July 28th 2021

Town of Lyons
432 Fifth Avenue
Lyons, CO 80540

Town of Lyons Board of Trustees, and Town Administrator,

MainStage Brewing Company is seeking to build a new structure on our property at 450 Main Street in downtown Lyons to house our brewing system and operations. Over the course of the past six months we have been actively meeting with Town of Lyons staff, community members, and working with our team of contractors, vendors, and suppliers to ensure that our proposed building not only meets our needs but is a positive and welcome addition to the town.

Based on our analysis of Sec. 16-17-20 of the Lyons Municipal code our proposed building would meet all the requirements for administrative approval through the Site Plan Review process. In recognition that our project is relatively small in scope (less than 1,400 square feet), does not ask for or require any contribution of resources from the Town of Lyons (financial or otherwise), we request that the Town of Lyons Board of Trustees waive Development Plan Review for this project as allowed by Lyons Municipal Code Sec. 16-17-20(a) and direct staff to proceed with the Site Plan Review process. Based on discussions with Town Staff the only items impacting our project that would prevent it from being a minor building permit are two code-required lights positioned at exterior doors, and tying into the existing sewer line running underneath the proposed construction area.

While we believe that while the Development Plan Review process is well-intentioned and often necessary for new development in Lyons, it would represent a burdensome, expensive, and time-consuming process for both MainStage and the Town of Lyons for a project that nearly qualifies as a minor building permit.

This request for the Board of Trustees to direct staff to pursue Site Plan Review for this project is not intended to circumvent proper review and permitting by the appropriate authority, but instead intended to expedite review and approval to ensure that our business can continue operating as efficiently as possible and that our project is not unnecessarily delayed by a review process intended for projects significantly larger and more complex. We welcome questions, feedback, and recommendations as we work through this project together.

Thank you for your consideration on this matter, we look forward to your response.

A handwritten signature in black ink, appearing to read "Eric Kean", is written over a horizontal line.

Eric Kean
Co-Founder
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www.mainstagebrewing.com