



JAMES ISLAND PLANNING COMMISSION
Town Hall
1238-B Camp Road, James Island, SC 29412

MEETING AGENDA
February 11, 2016
6:00PM

NOTICE OF THIS MEETING WAS POSTED IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT

- I. CALL TO ORDER
- II. PRAYER AND PLEDGE
- III. COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT
- IV. INTRODUCTIONS
- V. APPROVAL OF DECEMBER 10, 2015 MINUTES
- VI. PUBLIC COMMENTS
- VII. STAFF COMMENTS
- VIII. DISCUSSION OF PROPOSED AMENDMENTS TO THE TOWN OF JAMES ISLAND ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR) INCLUDING:
 1. **Temporary Sales** (number of garage sales allowed per year)
 2. **Specialized Manufacturing** (on-site retail sales for specialized manufacturing)
 3. **Manufacturing and Production** (beverage manufacturing)
 4. **Tree Protection and Preservation** (tree removal permit)
 5. **Tree Protection and Preservation** (Grand Tree definition)
 6. **Private Road Standards** (maximum of lots for Ingress/Egress Easement)
- IX. ELECTION OF PLANNING COMMISSION OFFICERS FOR 2016: CHAIR & VICE-CHAIR
- X. CHAIR'S COMMENTS
- XI. COMMISSIONERS COMMENTS
- XII. NEXT MEETING DATE: MARCH 10, 2016
- XIII. ADJOURN

The Planning Commission met in the Council Chambers of the Town of James Island, 1238-B Camp Road, James Island, SC on Thursday, December 10, 2015 at 6:00 p.m. Commissioners present: Bill Lyon, Warren Sloane, Ed Steers, and Chairman David Bevon, who presided. Absent: Lyndy Palmer, Vice Chair.

Also present: Kristen Crane, Planning Director, Leonard Blank, Town Council, Ashley Kellahan, Town Administrator, Mark Johnson, Public Works Coordinator, and Frances Simmons, Town Clerk and Secretary to the Planning Commission.

Call to Order: Chairman Bevon called the meeting to order at 6:00 p.m.

Prayer and Pledge: Chairman Bevon led the prayer and followed it with the Pledge of Allegiance.

Compliance with the Freedom of Information Act: Chairman Bevon announced that this meeting was noticed in compliance with the South Carolina Freedom of Information Act.

Approval of November 12, 2015 Meeting Minutes: Chairman Bevon moved to approve the November 12, 2015 meeting minutes, Commissioner Lyon seconded and the minutes passed unanimously.

Public Comments: None

Staff Comments:

Leonard Blank, 1500 Relyea Avenue: Mr. Blank introduced himself as a Councilmember for the Town of James Island; and the Chairman of the Town's Land Use Committee. He said the subdivision before the Planning Commission tonight is probably different from any they have seen, in that the subdivision will not have a publicly maintained road that goes through it; they will have an ingress/egress easement. He said the property line for each of the lots go to the center of the road, and the reason for an ingress/egress easement is because the lots do not meet the Town's size requirements if there were no ingress/egress easement. An ingress/egress easement is in compliance with the Town's land use regulations. He said the road to the subdivision will always be private. Councilman Blank said after he talked with Charleston County and the Town's Planning Director, Kristen Crane, they decided to recommend stipulations to protect the property owners because there have been problems in the past with property owners building fences in the middle of a road.

Councilman Blank said, should the Planning Commission approve the preliminary plat that they consider the following stipulations:

- 1) Homeowners Association document should include language that states "no structures (including buildings, fences, landscaping, etc.) are to be built or planted within ingress/egress easement".
- 2) Homeowners Association document should include language that states the HOA takes full responsibility for maintenance of the ingress/egress easement.

Councilman Blank asked for these stipulations to be placed into the HOA's documents. Councilman Blank availed himself to answer questions from the Planning Commission. Commissioner Sloane said HOA documents can be changed at a later point by an HOA; to which Councilman Blank said yes it could. Commissioner Sloane asked if there are wording that would protect that from being changed. Councilman Blank said if the stipulations are placed in the original HOA documents and someone comes to the Town for a permit for anything on the roadway, the Town would not approve it. Commissioner Sloane also asked, if the wording in the HOA were to be changed to allow something; or if the HOA rules were rewritten and it did not include the stipulation, what would prevent someone from putting in, for example, landscaping? Councilman Blank said that could happen and he does not know if there is anything the Town can do to

prevent it. He said we can only try to protect the property owners, and if an HOA changes the language or removes it and allow fences on their private road, he guesses we can say go ahead. There was brief discussion about owners' limited common areas and deed restrictions. Commissioner Sloane asked if we had information from the County or other municipalities about deed restrictions that cannot be changed by a simple majority vote and Councilman Blank explained the changes in HOA's restrictions that municipalities must now adhere to. He said if restrictions change, the Town has no control over them; however these are recommended to protect the property owners. Chairman Bevon commented on common areas shared by all and an owner's right on their individual lot.

Discussion, Presentation and Vote of Preliminary Plat for 695 Fort Johnson Road, Application #20835-P, TMS#454-10-00-095: Chairman Bevon announced the staff review of the preliminary plat for the Sovereign Still subdivision, at 695 Fort Johnson Road. He said after the staff's review, the applicant will have an opportunity to speak and answer questions. The Planning Commission has final decision-making authority to approve, approve with conditions, or to deny the application.

Planning Director, Kristen Crane gave the staff's review and a full copy is attached. She stated that the purpose of the Preliminary Plat is for the future conveyance of 10 new lots at 695 Fort Johnson Road. This application has been approved by the Planning and Engineering Departments.

Applicant:

Danny Forsberg, Forsberg Engineering
28 Held Circle

Mr. Forsberg presented the request for preliminary plat approval for 10 lots at 695 Fort Johnson Road. He informed the Planning Commission that he was fine with the stipulations recommended by Councilman Blank. He explained why the ingress/egress easement to the development is needed and that it meets the guidelines of Charleston County and the Town of James Island. He said he is happy to include the recommendations by Councilman Blank into the HOA document or into the plat.

Discussion was led by Commissioner Steers about drainage and he mentioned the effects of the recent floods on Highwood. He asked that steps will be taken to ensure drainage flows with this development. Mr. Forsberg responded that they intend to build two retention ponds that should take care of drainage. He noted that they do not intend to block any drains and the County will also make sure that no drains are blocked.

Chairman Bevon moved for the approval of the Preliminary Plat for 695 Fort Johnson Road, Application #20835-P, TMS#454-10-00-095 with the staff recommendations, Councilman Blank's recommendations, and prior to final approval, contingencies 1-7 must be met. Commissioner Steers seconded the motion.

During discussion, Chairman Bevon commented on the stipulations recommended by Councilman Blank is to try to prevent an owner from building in the road; however, there is no liability to the Town if someone does, because it is private land. He noted it is extreme to say that we won't allow an ingress/egress easement because the land would become landlocked with owners not being able to get to their property, and the Town's Zoning and Land Regulations allows for ingress/egress easements. Commissioner Lyon said the concerns he had about drainage was addressed.

MOTION: Preliminary Plat for 695 Fort Johnson Road, Application #20835-P, TMS#454-10-00-095:

Stipulations:

1. Approval of this plan in no way obligates the Town of James Island to maintain any of the proposed right-of-way/ingress-egress easement and drainage system

2. The private HOA areas shall be dedicated to a legally recognized entity. Private HOA areas shall not be dedicated to the public. Further, the Town of James Island, nor Charleston County is obligated or responsible for the private HOA areas maintenance. The dedication to an entity will be reviewed and approved by the Town's legal department prior to recording of a Final Plat.

Prior to Final Approval, the following Contingencies must be met:

1. Submission of a Certificate of Title or sworn Affidavit of Ownership of each person or persons dedicating the ingress/egress easement to the property owners.
2. Lots must comply with the provisions of the Town of James Island's Subdivision Regulations pertaining to final plats and final approval.
3. Lots must comply with the Town of James Island's Zoning and Land Development Regulations.
4. This approval in no way constitutes approval for any individual lot in this subdivision
5. Public water and sewer taps are to be installed to each lot prior to the recording of a final plat.
6. Development of each lot must comply with the ordinances in effect at the time application is made.
7. All infrastructure is to be installed prior to recording a final plat.

Stipulations Recommended by Councilman Blank for HOA:

- 1) Homeowners Association document should include language that states "no structures (including buildings, fences, landscaping, etc.) are to be built or planted within ingress/egress easement".
- 2) Homeowners Association document should include language that states the HOA takes full responsibility for maintenance of the ingress/egress easement.

Chairman Bevon called for the vote and the motion passed unanimously with all recommended stipulations.

Chair's Comments: None

Commissioners' Comments: Commissioner Sloane gave an update on the land sold by First Baptist Church to Sabel Homes for the construction of 90 homes. Those homes will be built at the back of the James Island Youth Soccer Club and during the construction, the road to the Soccer Club will be blocked off. Commissioner Sloane noted that a Memorandum of Understanding (MOU) will be worked out with the City of Charleston.

Next Meeting Date: The next meeting of the Planning Commission will be held on Thursday, January 14, 2016.

Adjourn: There being no further business to come before the Planning Commission, the meeting adjourned at 6:28 p.m.

Respectfully submitted:

Frances Simmons
Town Clerk and Secretary to the Planning Commission

Recommended Changes:

§153.231 TEMPORARY SALES

Currently reads:

- (A) Auctions or garage sales of second-hand merchandise which has been used on the premises may be conducted on a zoning lot where permitted as an accessory use elsewhere in these regulations. Such sales may be conducted only once in a calendar year from the same zoning lot.

Recommendation:

- (A) Auctions or garage sales of second-hand merchandise which has been used on the premises may be conducted on a zoning lot where permitted as an accessory use elsewhere in these regulations. Such sales may be conducted twice in a calendar year from the same zoning lot.

§153.177 SPECIALIZED MANUFACTURING

Currently reads:

- (A) In zoning districts subject to condition (C), a structure or structures used for specialized manufacturing shall have a maximum floor area of 2,000 square feet and shall have no more than five non-resident employees.
- (B) All activities related to the specialized manufacturing use shall be confined to a structure that is entirely enclosed.
- (C) On-site retail sales are prohibited.
- (D) All specialized manufacturing uses shall comply with the site plan review requirements of this chapter.

Recommendation:

- (A) In zoning districts subject to condition (C), a structure or structures used for specialized manufacturing shall have a maximum floor area of 2,000 square feet and shall have no more than five non-resident employees.
- (B) All activities related to the specialized manufacturing use shall be confined to a structure that is entirely enclosed.
- (C) All specialized manufacturing uses shall comply with the site plan review requirements of this chapter.

Table 153.110: MANUFACTURING AND PRODUCTION

Currently reads:

Beverage or related products manufacturing, including alcoholic beverages. (Nothing in "CC" box = not allowed)

Recommendation:

Beverage or related products manufacturing, including alcoholic beverages. (Add an "S" in "CC" box = allowed only if reviewed and approved in accordance with the special exception procedures of this chapter, subject to compliance with use-specific conditions and all other applicable regulations of this chapter.)

§153.334 TREE PROTECTION AND PRESERVATION

Currently reads:

(E) *Tree removal*

(1) *Generally*. Permits for tree removal may be approved where one or more of the following conditions are deemed to exist by the Zoning Administrator:

- (a) Trees are not required to be retained by the provisions of this section.
- (b) Trees are diseased, dead, or dying (as determined by the Zoning Administrator or a qualified arborist);
- (c) Trees pose an imminent safety hazard to nearby buildings or pedestrian or vehicular traffic (as determined by the Zoning Administrator or a qualified arborist); and/or
- (d) Removal of required trees has been approved by the Board of Zoning Appeals.

Recommendation:

(E) *Tree removal*

(1) *Generally*. Permits for tree removal may be approved where one or more of the following conditions are deemed to exist by the Zoning Administrator:

- (a) Trees are not required to be retained by the provisions of this section.
- (b) Trees are diseased, dead, or dying (as determined by the Zoning Administrator or a qualified arborist);
- (c) Trees pose a safety hazard to nearby buildings or pedestrian or vehicular traffic (as determined by the Zoning Administrator or a qualified arborist); and/or
- (d) Removal of required trees has been approved by the Board of Zoning Appeals.

§153.334 TREE PROTECTION AND PRESERVATION

Currently reads:

(A) General

(4) Measurements and definitions.

GRAND TREE. Any species of tree measuring 18 inches or greater diameter breast height (DBH) except pine and sweet gum. All GRAND TREES are prohibited from removal unless a grand tree removal permit is issued.

Recommendation:

(A) General

(4) Measurements and definitions.

GRAND TREE. Any species of tree measuring **24 inches** or greater diameter breast height (DBH) except pine and sweet gum. All GRAND TREES are prohibited from removal unless a grand tree removal permit is issued.

Appendix A (Ordinance 2012-06, Attachment C) PRIVATE ROAD STANDARDS

Currently reads:

§A.2.2 Ingress/Egress Easement (Maximum of 10 Lots)

ADDITIONAL LANDOWNER/DEVELOPER RESPONSIBILITES: The landowner/developer shall determine the location of easement(s) and the type of access to be provided. The location of the easement(s) shall be clearly depicted and labeled on submitted plats or plans.

Recommendation:

§A.2.2 Ingress/Egress Easement (**Maximum of 4 Lots**)

ADDITIONAL LANDOWNER/DEVELOPER RESPONSIBILITES: The landowner/developer shall determine the location of easement(s) and the type of access to be provided. The location of the easement(s) shall be clearly depicted and labeled on submitted plats or plans.

Reference: Table 153.110

MANUFACTURING AND PRODUCTION

Beverage or related products manufacturing, including alcoholic beverages. (Zoning District Industrial)

We the undersigned support a change of the current zoning for the producing of beverages including that of alcoholic beverages to be allowed in the (CC) community commercial zoning on James Island.

Name	Address
Eric Draper	3 Emerson St 29412 office address: 792 Folly Rd #1C
CHRIS DAY	618 Stone Edge Dr. Charleston SC 29412
JESSICA DAY	618 stone edge dr. charleston SC 29412
Bruce Karloff	2017 woodlands shores Charleston, SC 29412
Christopher Davis	1530 A Kemper Ave Charleston, SC 29412
Ben Fitzgerald	1530 B Kemper Ave Charleston 29412
Patrick Hodges	1509 Kemper Ave
Jim Shady	1521 Patterson Ave

Kristen Crane

From: Joseph Walters <lvs333@bellsouth.net>
Sent: Friday, January 08, 2016 5:49 PM
To: Kristen Crane; Kristen Crane
Subject: Joe Walters 843-270-3939_928 W Oceanviw Charleston SC 29412

Joseph M. Walters
928 W Oceanview Rd
Charleston, SC 29412

1/8/2016

Cecil Moran, LLC
792 Folly Rd
Charleston, SC 29412

TOWN OF JAMES ISLAND, SOUTH CAROLINA CODE OF ORDINANCES

If this section of the Town of James Island zoning code addresses a craft brewery / mirco-distillery then please confirm.

Other miscellaneous manufacturing and production C (CC) 153.177

153.177 SPECIALIZED MANUFACTURING.

(A) In zoning districts subject to condition (C), a structure or structures used for specialized manufacturing shall have a maximum floor area of 2,000 square feet and shall have no more than five non-resident employees.

(B) All activities related to the specialized manufacturing use shall be confined to a structure that is entirely enclosed.

(C) On-site retail sales are prohibited.

(D) All specialized manufacturing uses shall comply with the site plan review requirements of this chapter.

(Ord. 2012-06, § 6.4.57, passed 10-18-2012; Ord. 2013-02, passed 4-18-2013)

If the above does not apply then please consider the following:

Table 153.110

Beverage or related products manufacturing, including alcoholic beverages

It appears that the current zoning for producing alcoholic beverages in the Town of James Island is currently MANUFACTURIN AND PRODUCTION and allowed only with an **(I)** Industrial zoning. The State of South Carolina has evolved the laws associated with the fermentation, brewing, and distilling of alcoholic beverages. The State distinguishes between manufacturing and the craft brewing and or distillation of alcoholic beverages with the biennial license taxes on licenses granted. In other words, the State realized the need to afford an opportunity for small business owners to have the opportunity to ferment, brew, and distill on a craft or micro level. Below is an example of how they now make the distinction between manufacturing and micro / craft production of alcoholic beverages.

Tax, Alcoholic Beverage Control Act, license fees

SECTION 2. *Section 12-33-210(A) of the 1976 Code, as last amended by Act 96 of 2007, is further amended to read:*

"(A) The biennial license taxes on licenses granted pursuant to Title 61, in addition to all other license taxes, are as follows:

(1) manufacturer's license: fifty thousand dollars;

(2) wholesaler's license: twenty thousand dollars;

(3) micro-distillery license: five thousand dollars;

A more current zoning for the producing of alcoholic beverages on a craft or micro level would be allowed with the **(CC)** community commercial zoning much like a Bakery.

Table 153.110

Food sales, including grocery stores, meat markets or butchers, retail bakeries, or candy shops.

It seems that if a bakery uses water, grain milled into flour, and yeast to produce goods and a craft brewery or micro distillery also use water, grain and yeast to produce goods they should have a similar zoning in The Town of James Island.

Here are some examples of new businesses that could locate to The Town of James Island if a more current zoning for the producing of alcoholic beverages on a craft or micro level would be allowed with the **(CC)** community commercial zoning.

High Wire Distillery 652 King St, Charleston, SC 29403

Located in the heart of historic downtown Charleston, SC, High Wire is dedicated to making premium, handcrafted, small batch spirits. Our approach is simple: seek the finest ingredients available and develop recipes using a creative, culinary approach.

Tradesman Brewery 1639 Tatum St, Charleston, SC 29412

We are a small brewery on James Island that is proud to make good beer for good people. #chsbeer #beergood Responsibly.....The goal is to donate \$1 from all pints sold in our tasting rooms to a locally named woman's charity each quarter. So, that means that women in your area benefit from women brewing in your area. The July beneficiary will be My Sister's House here in Charleston.

Last but not least...many craft breweries / micro distilleries are community minded folks, involved in philanthropy just like the one above that is physically located on James Island but in the City of Charleston. The list below is rather long (eleven examples) but you get the gist of it after a few.

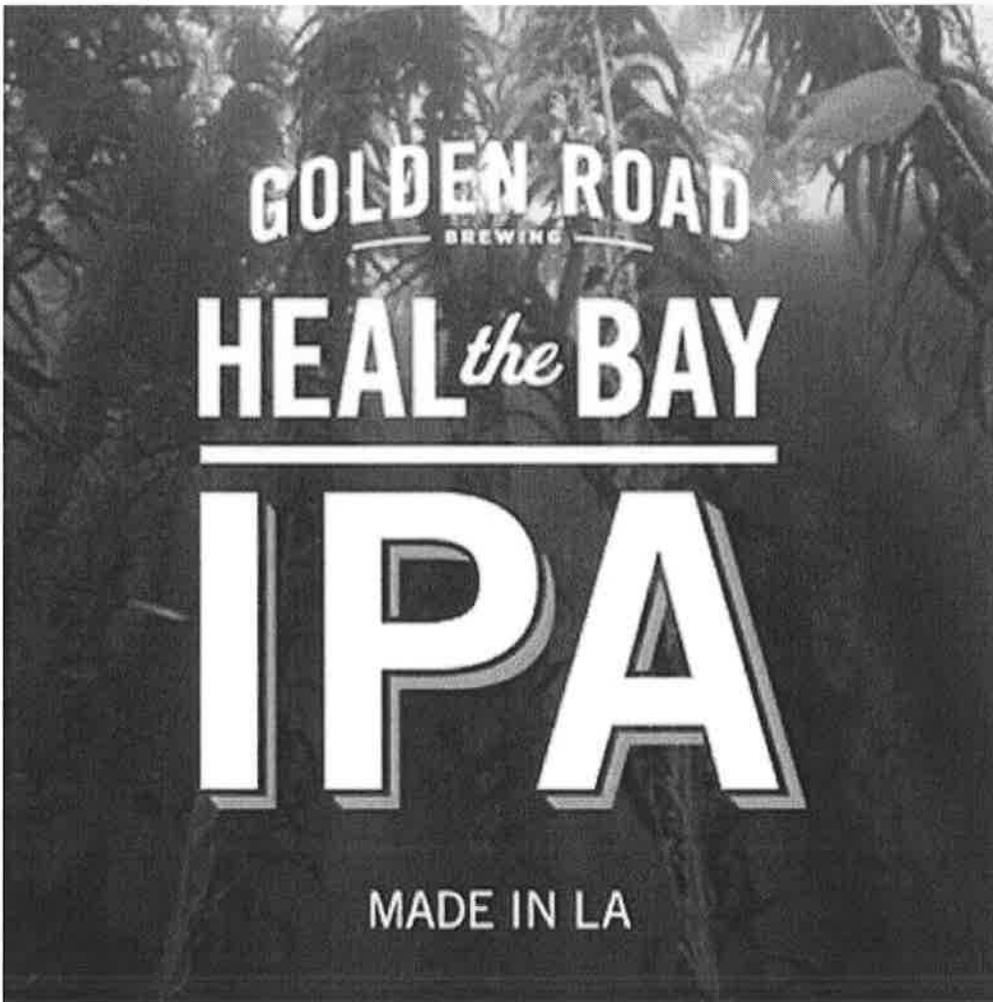
Respectfully,

Joseph M. Walters
843-270-3939
jmw@knology.net

If you're a regular craft beer drinker, there may be some times when you feel a bit guilty. Maybe you feel guilty over the increase in calories that you gladly accept as a down payment for a ticket to Flavortown. Maybe you feel guilty about all of your friends who don't live in the distribution area for your favorite brewery, and they heap it on you every time you post a beer picture on Instagram. Whatever your reason may be, nothing that's as good as a high-quality brew can come without a little tinge of guilt.

Fortunately, plenty of breweries offer you a chance for absolution from your guilty ways by donating a piece of their pie to charity. Here are 11 beers that you can drink guilt-free, knowing that a portion of the proceeds are doing a little bit of good in this world. Sit back, relax, and pop a cold one. After all, it's for charity!

Heal the Bay IPA



Brewery: Golden Road

City: Los Angeles, Calif.

Availability: Summer seasonal (May – July)

With the amount of water that goes into brewing beer, it's no surprise that several charity beers raise money for cleaning up watershed areas. Golden Road's Heal the Bay IPA is a partnership with Heal the Bay, an organization dedicated to cleaning up Southern California's coastal rivers, shores and bays. As a bonus, this hoppy IPA comes in a can, so you can drink it at your favorite beach with the knowledge that you're doing your delicious part to help keep the water clean.

Save Our Shore



Brewery: Abita Brewing Company

City: Abita Springs, La.

Availability: Rotating

In case you've been doing missionary work in a country without television for the last 10 years, the Gulf Coast has had a tough run of it. After natural disasters like Hurricane Katrina, humanity did its part to muck things up even further with the Deepwater Horizon oil spill in 2010. Save Our Shore is Abita Brewing Company's way to help clean things up. For every bottle of this unfiltered pilsner sold, Abita donates 75 cents to different organizations that keep the Gulf Coast clean.

Captain Sig's Northwestern Ale



Brewery: Rogue Ales

City: Ashland, Ore.

Availability: Year-round

If you're a fan of Discovery Channel's hit show *Deadliest Catch*, you know that Fishing Vessel Northwestern's Captain Sig Hansen is a hard-nosed taskmaster who won't take excuses from anyone. While the grizzled seaman can be hard on his crew, he does have a soft spot in his heart for charity. For every bottle of Northwestern Ale sold, Rogue Ales donates a portion of proceeds to the Fisherman's Fund, which helps pay for medical care for injured Alaskan fishermen.

Dead Rise

Skilled in shallow waters, yet adept when it becomes deep and rough - Dead Rise boats were specifically crafted to navigate the unique waterways of the Chesapeake. Our Dead Rise, a summer ale with Old Bay®, was brewed to support True Blue, a groundbreaking initiative to support the Maryland Blue Crab Industry.

PROCEEDS BENEFIT

True Blue

marylandseafood.org
oldbay.com
flyingdogbrewery.com

5.8% ALC/VOL

OLD BAY
SUMMER ALE

ALE BREWED WITH SPICES

ALE BREWED WITH OLD BAY BRAND SEASONING

Brewery: Flying Dog

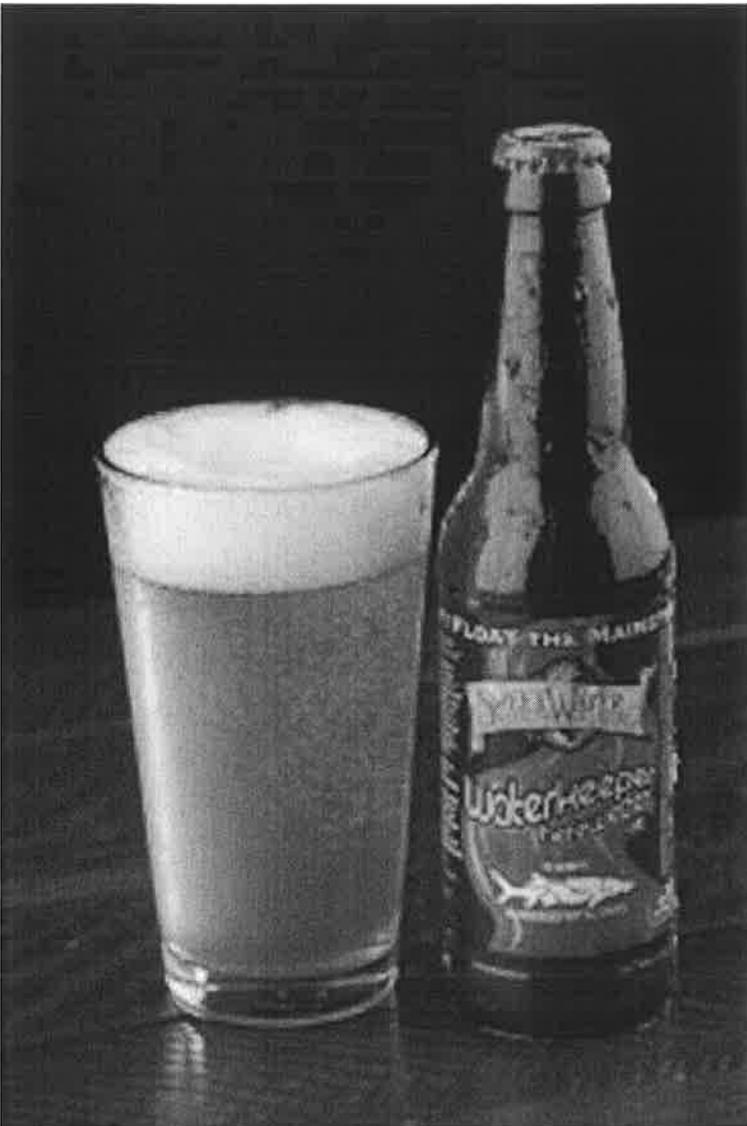
City: Frederick, Md.

Availability: Summer Seasonal (May – September)

The Civil War may have ended almost 150 years ago, but that doesn't mean that Maryland is no longer a divided state. Today's division falls along sports lines with Ravens and Orioles fans occupying the north while Redskins and Nationals fans hold court around the nation's capital. The one thing that all Marylanders agree on is that Old Bay seasoning is one of the most delicious things on the planet, and it's suitable to put on anything.

With the state's fanatical devotion to Old Bay, it was only a matter of time before a brewery took Maryland's favorite spice blend and threw it into a brew kettle. Dead Rise from Flying Dog Brewery is a delightful summer seasonal that's the perfect accompaniment to crab cakes or steamed blue crabs. Proceeds from Dead Rise go to True Blue, a program that helps support Maryland's watermen by encouraging restaurants to serve only sustainably-harvested Maryland blue crab meat.

Waterkeeper Hefeweizen



Brewery: SweetWater Brewing Company

City: Atlanta, Ga.

Availability: Rotating

Our final entry in the water-related portion of the list is an unfiltered hefeweizen that raises money for Chattahoochee Riverkeeper as a part of SweetWater Brewing Company's "Save the Hooch" campaign. This isn't a fleeting cause célèbre for SweetWater brewing, as their partnership with Chattahoochee Riverkeeper dates back almost a decade. This partnership is in the best interest of the brewery, as the Chattahoochee River is a major source of drinking -and brewing—water for millions of people in the Southeastern United States.

Framboise for a Cure



Brewery: Russian River Brewing Company

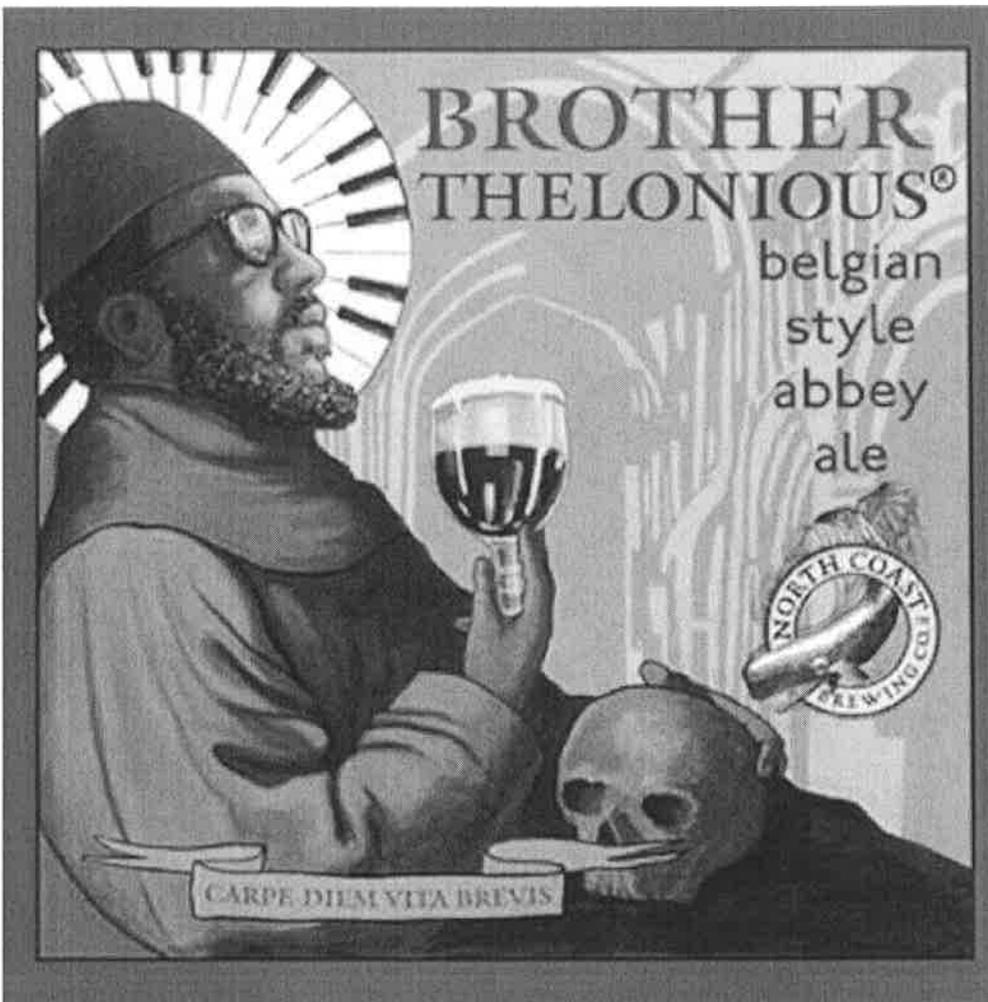
City: Santa Rosa, Calif.

Availability: October

You'd be hard pressed to find a charity that invokes a more emotional response than breast cancer research. No matter what walk you take in life, everyone has a woman in their life, be it their wife, mother, sister, daughter or friend.

With that in mind, Russian River times their annual release of Framboise for a Cure for National Breast Cancer Awareness Month in October. Russian River takes Temptation, their barrel-aged sour blonde ale, and ages it with 30 pounds of raspberries per barrel. All of the profits from Framboise For A Cure help to fund the Sutter Breast Care Center of Santa Rosa.

Brother Thelonius



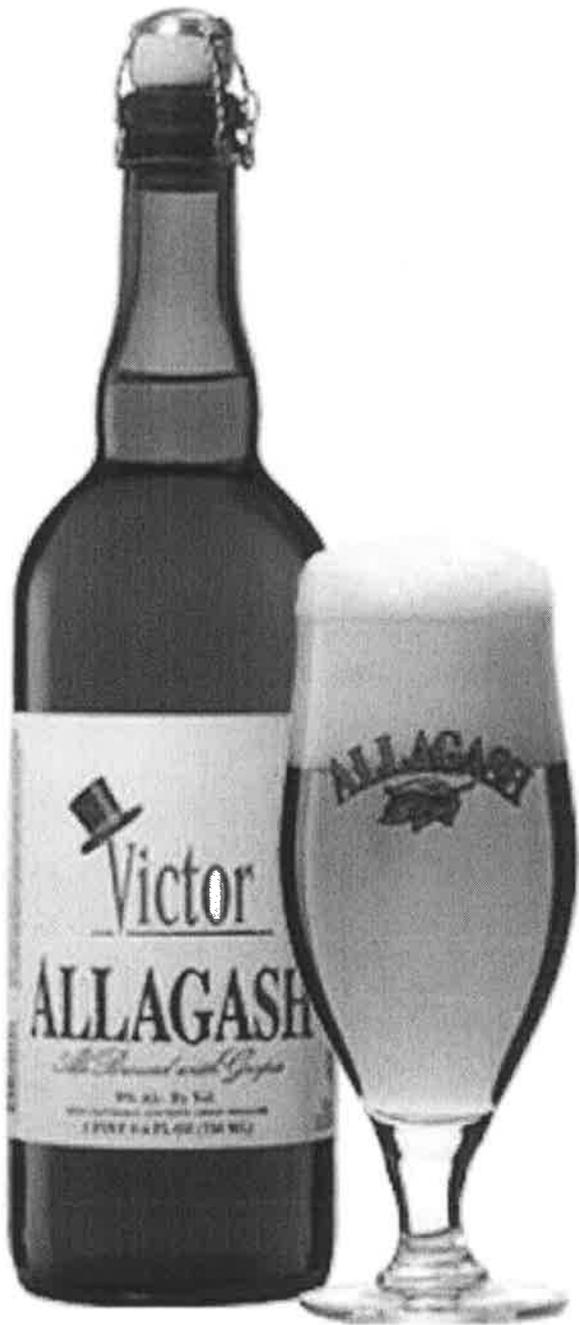
Brewery: North Coast Brewing Company

City: Fort Bragg, Calif.

Availability: Year-round

North Coast's Belgian-style abbey ale is certain to make music in your mouth, thanks to bold Belgian flavors and a strong 9.4% ABV. If the flavor wasn't enough of a reason to drink it, sales of Brother Thelonius help to ensure that there will always be music for your ears as well. With jazz legend Thelonius Monk as its namesake, this beer helps keep the one truly American art form alive by helping to fund the Thelonius Monk Institute of Jazz.

Tribute Series



Brewery: Allagash Brewing Company

City: Portland, Maine

Availability: Rotating

While it's awfully cool for a brewery to have a single beer that generates money for charity, Allagash Brewing Company takes philanthropy to the next level by raising charitable funds with an entire series of beers. Victoria, Victor, Hugh Malone, Prince Tuesday and Fluxus raise money for a bevy of charities with causes ranging from pediatric nursing scholarships to organic farming education. If all of the charity brews weren't enough, Allagash's environmental initiatives combine to make them one of the most socially conscious breweries in the United States.

Homefront IPA

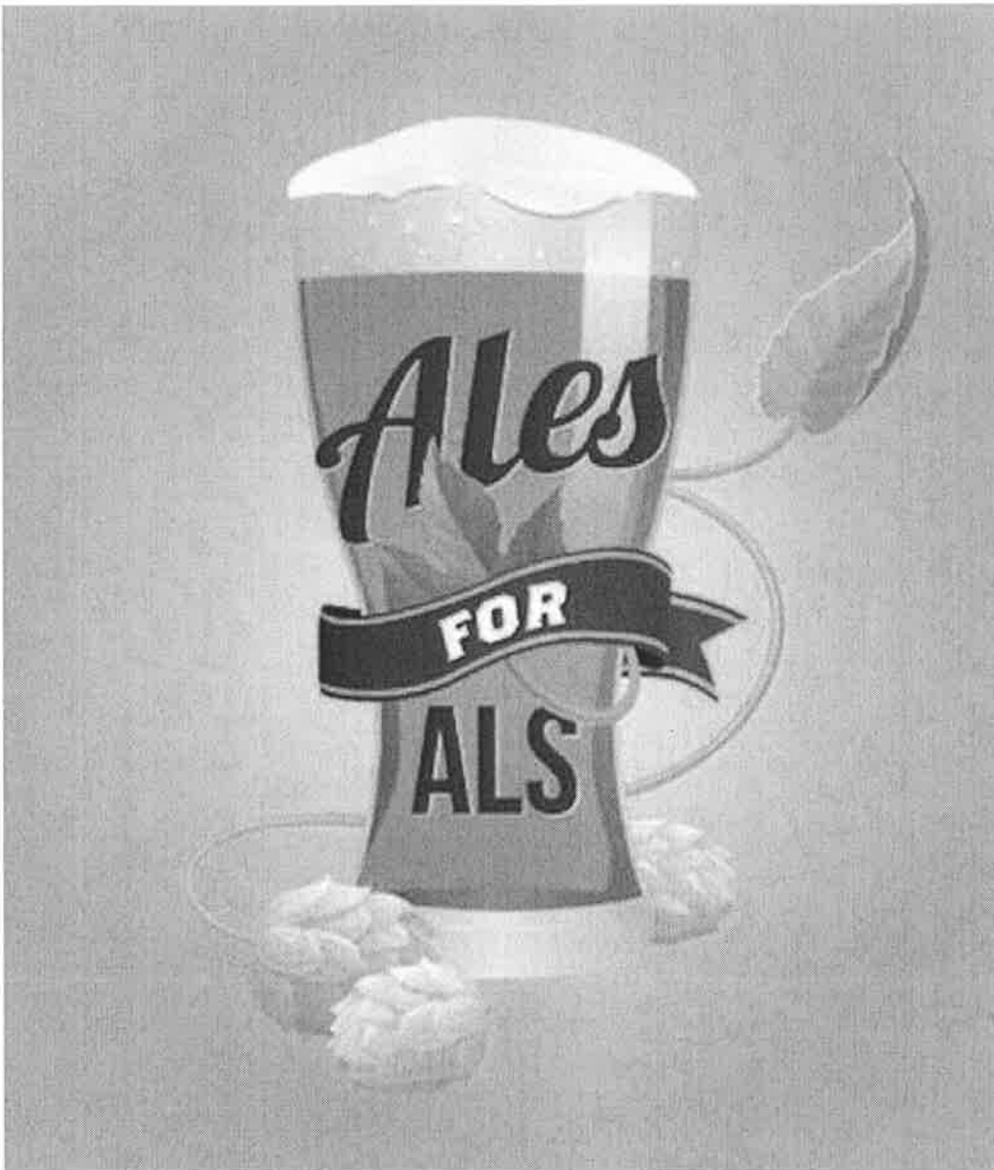


Brewery: Various. See [Hops for Heroes](#) for more information

Availability: Every year for Memorial Day

The first of two multi-brewery collaborative efforts on our list is Hops for Heroes. Every year, breweries from all corners of the country partner up with Major League Baseball to brew Homefront IPA. Each brewery follows the same recipe, and players from local baseball teams help with the brewing. Just to solidify Major League Baseball's involvement, the beers ferment in tanks with untreated maple baseball bats from Louisville Slugger. Proceeds from Homefront IPA support Operation Homefront, an organization that provides support to families of soldiers and other wounded warriors.

Ales for ALS



Brewery: Various. See the list and release schedule at [Ales for ALS](#)

Ales for ALS uses a completely different formula when it comes to multi-brewery collaboration. Instead of following the same recipe, participating brewers use the same proprietary hop blend, and create their own unique beers. Ales for ALS provides the hop blend free-of-charge, the only caveat is that proceeds from beer sales are donated to the ALS Therapy Development Institute, which works to end the disease most commonly known as Lou Gehrig's Disease.

Finnegans



Brewery: Finnegans
City: Minneapolis, Minn.

Forget a single beer for charity. Heck, forget a series of beers for charity. Finnegans spikes the charitable football by solely existing to raise money to help hungry people. It doesn't matter if you purchase their beer in a bar or a restaurant, 100% of the profits go to provide food for local food banks. Sure, they only have two styles of beer right now, but they also run a reverse food truck that acts as a mobile food drive location. Thanks a lot Finnegans, you're making the rest of us look bad.