



# Plymouth Downtown Development Authority

## Regular Meeting Minutes

### Monday, October 10, 2022 - 7:00 p.m.

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City of Plymouth  
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#### 1. CALL TO ORDER

Chair Kerri Pollard called the meeting to order at 7:00 p.m.

Present: Chair Pollard, Vice Chair Andre Martinelli, Mayor Nick Moroz, Members Jack Ayoub, Ellen Elliott, Scott Foess, Brian Harris, Dan Johnson, Richard Matsu, Patrick O'Neill, and Shannon Perry

Also present: Economic Development Director John Buzuvis,

#### 2. CITIZENS COMMENTS

There were no citizen comments.

#### 3. APPROVAL OF THE AGENDA

Martinelli offered a motion, seconded by Johnson, to approve the agenda for Monday, October 10, 2022.

MOTION PASSED 11-0

#### 4. APPROVAL OF THE MEETING MINUTES

Moroz offered a motion, seconded by Martinelli, to approve the minutes of the September 12, 2022, meeting.

MOTION PASSED 11-0

#### 5. BOARD COMMENTS

Moroz congratulated Detective Jon Hiemstra for being named the police officer of the year. Johnson asked about the status of the parking deck repair. Buzuvis said construction began last week and is on schedule.

#### 6. OLD BUSINESS

##### a. Five-Year Action Plan Update

Buzuvis said RRFB lights have been installed on Ann Arbor Trail and on and Main St. and that new bases for the mast arms at Ann Arbor Trail and Harvey are on order. He said staff was working with the Detroit Institute of Arts and with artist Tony Roko for projects that will be installed in the spring, and that there would be one more power washing this fall.

##### b. Paid Parking Discussion

Pollard referred the group to the paid parking presentation City Manager Paul Sincock gave to the City Commission and some members of the DDA on September 19. Discussion ensued. It was suggested that money collected from paid parking could be used to replace the parking deck. Bonding and a millage were also suggested as a way to pay for a new parking deck. There was also

a suggestion that revenue from paid parking could be used to fund a system of transportation within the downtown area. Some expressed concern that paid parking would be a deterrent to potential customers and staff and that there would be significant ongoing costs. There were also comments about changing driving habits that could lead to less need for parking and the impact of paid public parking on the private lots downtown. The discussion concluded with the suggestion that the DDA needs to decide what it wants to accomplish in terms of parking and then how it will be paid for.

Debora Kuptz, 997 Carol, said a rigorous study should be completed to determine whether there is a parking problem, and stated her belief that paid parking downtown would lead to more parking in the neighborhoods.

## **7. NEW BUSINESS**

### **a. 2022 Liquor License Cap Recommendation**

Buzuvis explained that this topic was brought up at a City Commission meeting in September when two businesses expressed interest in moving to the City if there were available liquor licenses.

Administration prepared three resolutions for consideration.

#### **RESOLUTION A**

The following motion was offered by Elliott and seconded by O'Neill.

**WHEREAS** The City of Plymouth has a Liquor Management Ordinance related to the number of allowable liquor licenses in a particular zoning district; and

**WHEREAS** The Plymouth Downtown District currently allows for 16 licenses under the current cap; and

**WHEREAS** The City Commission has requested a recommendation from the DDA Board on the potential of raising the current cap in the DDA District.

**NOW THEREFORE BE IT RESOLVED THAT** the Downtown Development Board of Directors recommends that no changes be made to the current cap in the downtown district. The cap would remain at 16 in the downtown district as defined in the Liquor Management Ordinance under this recommendation pending approval from the City Commission.

Several concerns about raising the cap were voiced, among them, that adding liquor licenses would lead to a business mix weighted toward restaurants, and that increasing liquor-serving establishments could lead to alcohol offenses that would take officers off the road for extended time periods. The need for more parking during the peak restaurant hours was also mentioned as a concern.

There was a roll call vote.

Yes: Elliott, Harris

No: Ayoub, Foess, Johnson, O'Neil, Perry, Martinelli, Matsu, Moroz, Pollard  
MOTION FAILED 2-9

RESOLUTION B – No motion was made.

WHEREAS The City of Plymouth has a Liquor Management Ordinance related to the number of allowable liquor licenses in a particular zoning district; and

WHEREAS The Plymouth Downtown District currently allows for 16 licenses under the current cap; and

WHEREAS The City Commission has requested a recommendation from the DDA Board on the potential of raising the current cap in the DDA District.

NOW THEREFORE BE IT RESOLVED THAT the Downtown Development Board of Directors recommends the liquor license cap in the downtown district under the Liquor License Management Ordinance be removed in its entirety. The cap would no longer exist in the downtown district as defined in the Liquor Management Ordinance under this recommendation pending approval from the City Commission.

RESOLUTION C

Moroz offered the following motion, seconded by Martinelli.

WHEREAS The City of Plymouth has a Liquor Management Ordinance related to the number of allowable liquor licenses in a particular zoning district; and

WHEREAS The Plymouth Downtown District currently allows for 16 licenses under the current cap; and

WHEREAS The City Commission has requested a recommendation from the DDA Board on the potential of raising the current cap in the DDA District.

NOW THEREFORE BE IT RESOLVED THAT the Downtown Development Board of Directors recommends the liquor license cap in the downtown district under the Liquor License Management Ordinance be raised by three. The cap in the downtown district as defined in the Liquor Management Ordinance would now have 19 potential licenses under this recommendation pending approval from the City Commission.

O'Neill offered an amended motion to raise the cap by two, with 18 potential licenses under the recommendation. Moroz and Martinelli accepted the amendment.

There was a roll call vote.

Yes: Ayoub, Foess, O'Neill, Perry, Martinelli, Matsu, Moroz, Pollard

No: Elliott, Harris, Johnson

MOTION PASSED 8-3

**8. REPORTS AND CORRESPONDENCE**

Buzuvis said preparations for the holiday season has begun. Pollard reminded the group to complete the online security training.

**9. ADJOURNMENT**

Foess offered a motion, seconded by Moroz to adjourn the meeting at 8:37 p.m.

MOTION PASSED 11-0