



Plymouth Liquor License Review Committee Meeting Agenda

Monday, April 17, 2023 - 5:30 p.m.

Plymouth City Hall 201 S. Main St. Plymouth, MI 48170

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

1. Call to Order
2. Roll Call
3. Approval of Minutes of the March 20, 2023, LLRC Meeting
4. Liquor Application for New Tasting Room Liquor License for Highline Spirits Company, LLC of Dexter, Michigan to do business at 330 S. Main, Plymouth
5. Adjournment



City of Plymouth

LLRC Meeting Minutes

March 20, 2023 6:00 p.m.
Plymouth City Hall

201 S. Main
Plymouth, Michigan 48170-1637

Phone 734-453-1234
Fax 734-455-1892

1. CALL TO ORDER

Mayor Pro Tem Suzi Deal called the meeting to order at 6:00 p.m.

2. ROLL CALL

PRESENT: Commissioners Alanna Maguire and Kelly O'Donnell, Mayor Pro Tem Suzi Deal

ALSO PRESENT: City Manager Paul Sincock, Police Lieutenant/Detective Jamie Grabowski, City Attorney Bob Marzano

3. APPROVAL OF MINUTES

O'Donnell offered a motion, seconded by Maguire, to approve the minutes of the February 21, 2023 meeting.

There was a voice vote.

MOTION PASSED

4. STELLA'S TRACKSIDE – NO ACTION

5. ANNUAL REVIEW OF LIQUOR LICENSES

The following motion was offered by O'Donnell and seconded by Maguire.

WHEREAS The City of Plymouth has a Liquor Management Ordinance related to the operation of all Class C Type Liquor Licenses in the City; and

WHEREAS On March 20, 2023, the City Administration presented the Liquor License Review Committee with information about the various liquor licensed establishments in the City; and

WHEREAS The Local Liquor License Review Committee is required to make a recommendation to the City Commission to the renewal, revocation and non-renewal of all liquor licenses in the City.

NOW THEREFORE BE IT RESOLVED THAT the Liquor License Review Committee of the City of Plymouth does hereby recommend to the Michigan Liquor Control Commission that the following licenses be renewed:

Aqua

Barrio Cocina Y Tequileria

Bearded Lamb Brewing Company

Bigalora/Arbor Brewing – 2 operations under one license

Compari's on the Park/Fiamma/Sardine Room – 3 operations under one license

Plymouth Cultural Center

E.G. Nicks

Hermann's Olde Town Grille

Ironwood Grill

VFW – Mayflower Post 6695

Mayflower Meeting House

Nico & Vali
Pakwaan Restaurant
Park Place Gastro Pub
Penn Grill
Pizza E Vino
Plymouth – Ann Arbor Elks
Knights of Columbus
Plymouth ROC
Sean O’Callaghan’s Public House
Sidecar
Trackside
Stella’s Black Dog Tavern
The Honey Hole
The Post Local Bistro
Westborn Market

BE IT FURTHER RESOLVED THAT the Liquor License Review Committee does hereby make no recommendation regarding the license at Greek Islands/Ebenezer at this time.

A vote was taken prior to the discussion. All members rescinded their votes and opened a discussion.

Stefan Stefanakis of Greek Islands/ Ebenezer said he apologized for the fire code violations at his establishment and said they were adding storage space to mitigate the issue.

Committee members asked what the impact of making no recommendation would be for Greek Islands/Ebenezer, and Sincok said that it wouldn’t prevent them from renewing their license, but if that was their desire, they could ask the state to revoke the license.

O’Donnell offered a friendly amendment to change the words “does hereby make no recommendation” to “is neutral.”

There was a voice vote.
MOTION PASSED

The following motion was offered by Maguire and seconded by O’Donnell.

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 Annually the Local Liquor License Review Committee must make a recommendation to the City Commission related to the number of allowable liquor licenses per zoning district.

NOW THEREFORE BE IT RESOLVED THAT the Liquor License Review Committee of the City of Plymouth does hereby recommend to the City Commission that no changes in the number of available liquor licenses (29) under the cap in the City of Plymouth, based on Zoning Classification. The Liquor License Review Committee confirms that the number of licenses remain the same as in the current Liquor Management Ordinance, which is a cap of 18 licenses, as defined in the Liquor Management Ordinance for the B-2 Zoning District (DDA Area), and a cap of 11 licenses in total (*for all three zoning districts*) in any of the following the B-1, ARC and B-3 Zoning Districts.

There was a suggestion that the City keep one open license in the event an establishment wishes to request one mid-year. After a discussion, it was agreed to maintain the current cap with no changes.

There was a voice vote.
MOTION PASSED

6. LIQUOR LICENSE TRANSFER INTO THE CITY – THAI BASIL

- WHEREAS The City of Plymouth maintains a Liquor Management Ordinance and all issues related to liquor licenses in the City are required to be reviewed by the Local Liquor License Review Committee; and
- WHEREAS The Local Liquor License Review Committee has received a request to transfer a liquor license into the City for Thai Basil; and
- WHEREAS The application has been submitted to the State of Michigan Liquor Control Commission and to the City of Plymouth; and
- WHEREAS The application was reviewed by the Local Liquor License Review Committee on Monday, March 20, 2023.

NOW THEREFORE BE IT RESOLVED THAT the Liquor License Review Committee of the City of Plymouth does hereby recommend to the City Commission that they approve the transfer of the Liquor License into the City of Plymouth for Thai Basil, T & W Investment, Inc.. in order to allow the establishment to comply with local ordinances in accordance with State Liquor Control Commission Administrative Rule R436.1003.

There was a voice vote.
MOTION PASSED

7. ADJOURNMENT

O'Donnell offered a motion, seconded by Maguire, to adjourn the meeting at 6:27 p.m.

There was a voice vote.
MOTION PASSED



LLRC Administrative Recommendation

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

To: Liquor License Review Committee
From: Paul J. Sincok, City Manager
CC: S:\Manager\Sincok Files\Memorandum - LLRC New Tasting Room - Highline Spirits 04-17-23.docx
Date: April 4, 2023
RE: New Liquor License into City for Highline Spirits Company

Background

The city has received an application from Christi Lower on behalf of Highline Spirits Company, LLC for a new Tasting Room Liquor License into the City of Plymouth for a tasting room at 330 S. Main. This location is in the DDA and there is one license available under the liquor cap. This matter must be reviewed by the Local Liquor License Review Committee prior to the City Commission meeting.

We have attached the application information for your reference. They have paid the fees to the City related to the transfer. This will be the 30th alcohol by the glass license in the city.

The ownership group has submitted an operations plan for their new venture. There is no food service attached to this operation. They are planning on offering take out ordering from nearby restaurants. The Liquor Management Ordinance requires that the LLRC and the City Commission consider a number of elements before approving a new license into the city. The ordinance states the following:

Plymouth City Code, Section 6.35 (4)

Review factors. In reviewing a request for a new license or permits or transfers of ownership of existing licenses or transfers into the city of new on-premises licensees, the city commission or LLRC may consider and/or weigh the following factors:

A: Conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources, and property.

b. Total number of similar licenses in the city.

c. Input from residents and surrounding business owners.

d. Impact of the establishment on surrounding businesses and neighborhoods.

e. Whether a proposed licensed premise is part of a multi-use project with substantial new retail, office, or residential components. The size of the licensed premise relative to the overall project or development.

- f. Crowd control.*
- g. Parking availability.*
- h. Preservation or restoration of historic buildings.*
- i. Locating in an underdeveloped area.*
- j. Concentration of drinking establishments and impact on policing requirements.*
- k. Policing requirements.*
- l. Business history.*
- m. Business experience.*
- n. LCC violation history.*
- o. Will facility be a sit down full service restaurant serving alcohol or other "bar only" type establishment.*
- p. Will restaurant have a 70-percent—30-percent sales of food over alcohol*
- q. Percent of floor area devoted to dining versus bar area.*
- r. Size of bar area.*
- s. Size of dance floor, if any.*
- t. Type or character of the establishment, e.g. dining, nightclub, hotel, dance club.*
- u. Overall benefit of the plan to the city.*
- v. Non-payment of taxes or other payment due to the city.*
- w. Any other factor(s) that may effect the health, safety and welfare or the best interests of the community.*

The review factors related to food service, restaurant, and percent of establishment devoted to dining versus a bar area were added as a result of the old 336 S. Main, which served only cocktails and the high incidents of police activity at that location.

After a review of all of the requirements for a new license, the LLRC must make a recommendation to the City Commission to either approve or deny the application, based on the review factors.

RECOMMENDATION:

The City Administration recommends that the LLRC carefully consider all of the review factors, before making a recommendation to the City Commission. The Administration will note that a previous location with alcohol only sales caused significant stress on police and fire services. It was for that reason that the City Commission enacted the review factors related to food sales.

We have prepared two proposed Resolutions for the Liquor License Review Committee to consider regarding this matter. Resolution #1 would recommend approval and Resolution #2 would recommend against approving the new license. Should you have any questions in advance of the meeting please contact Al Cox or myself.

CITY OF PLYMOUTH
LIQUOR LICENSE REVIEW COMMITTEE APPLICATION

Name of Applicant: Highline Spirits Company, L.L.C.

Address of Applicant: 330 S. Main Street Plymouth Michigan 48170

Phone Number of Applicant: [REDACTED]

Fax Number of Applicant:

Email Address of Applicant: [REDACTED]

Please List Name, Address and type of license as it appears on current Liquor License:

Highline Spirits Company, L.L.C.
8482 Cedar Hills Dr.
Dexter Michigan 48130

List All Persons Listed on Liquor License (Partners): Christina Lower, Jeffrey Lower

Please list type of license that you are requesting (new, permit, transfer of ownership, transfer into the City, etc.): New Tasting Room License

Please list Name, Address and type of license as it is proposed (If change approved):

Highline Spirits Company, L.L.C.
8482 Cedar Hills Dr. Dexter Michigan 48130 (business address)
330 S. Main Street, Plymouth Michigan 48179 (tasting room address)

Please list all persons listed on proposed Liquor License (Partners):

Christina Lower
Jeffrey Lower

Fee Schedule:

Liquor License Investigations:

Tasting Room Operations - \$ 1600

Signature of Applicant: *Clouse*

Date: 10/17/22

CITY OF PLYMOUTH
CLASS C LIQUOR LICENSE OR TAVERN LICENSED BUSINESS PLAN OF OPERATION

Business Name: Highline Spirits Company L.L.C.
DBA: Highline Spirits Craft Cocktail & Tasting Room
Street Address: 330 S. Main St. Plymouth Michigan 48130

Preamble: I/we have received copies of Plymouth City Ordinance 2003-04, An Ordinance to Establish a General Policy for the management of Liquor Licenses and Permits, understand its provisions and will be governed by them. The following Plan of Operation is developed in keeping with the spirit and intent of this Ordinance.

- I. **HOURS OF OPERATION:** At present, our planned hours of operation will be 10am-11pm Daily. Last call will be 30 minutes before closing and last service 20 minutes before closing.
- II. **FORMAT:** The premises will be primarily operated as a Craft Cocktail & Tasting room for Highline Spirits. We are seeking to create a Craft Cocktail Lounge & Tasting room in Plymouth to provide an opportunity for patrons to peek behind the curtain to the traditional spirits industry, participate in cocktail classes, whiskey blending classes and spirits master classes. We are not a bar. We are only serving spirits that we produce. Therefore, we are not serving Jack Daniels or Grey Goose. We would like to provide a high end, approachable, neighborhood atmosphere where the community and visitors leave experiencing all that Plymouth and Highline have to offer. As a licensed tasting room, we will only be providing pairings that will accompany spirits tasting offerings. We will be partnering with local restaurants for Take-Away options that can be enjoyed within our Tasting rooms through QR code ordering. If private events occur, they would be catered from outside caterers. If live entertainment is offered, this will be discussed with the city and appropriate steps will be taken prior to commencement.

We agree to adhere to the provisions of the Entertainment Agreement, which has been signed.

It is agreed that we will not change the format or type of business without written approval of the City Commission.

III. **CODE COMPLIANCE:** The premises when remodeled/completed will fully comply with all applicable health, safety, building, sanitation, electrical, plumbing and fire codes as well as zoning requirements.

IV. **PLAN OF OPERATION:** It is acknowledged that under Ordinance 2003-04, the business shall be operated in accordance with an approved plan of operation. Changing the operation of the business in any manner inconsistent with the approved plan of operation is a violation of the ordinance and the rules of the Liquor Control Commission. Any change to the plan of operation must be approved by the City Commission prior to it being placed into effect on the business premises.

V. **SECURITY:** Security for the customer, building, and community is the first priority for the corporation, and as such, we will undertake whatever measures are necessary to maintain and supervise the expected level.

VI. **PARKING:** Parking will be managed through the pay-in-leu-of requirements approved with the Plymouth Planning Commission with 6 additional "spots" required.

VII. ALCOHOL MANAGEMENT: The establishment will strictly obey all rules and regulations promulgated by the City of Plymouth and the State of Michigan Liquor Control Commission. There will be neither service to nor consumption of alcoholic beverages by minors at any time. No alcohol will be sold, or permitted to be sold, on a commission basis by any person. The following policies will be enforced at the establishment:

1. No alcoholic beverages will be allowed on the premises, other than what is dispensed by the establishment.
2. All Staff will pay attention and be alert to observable clues displayed by an intoxicated individual such as: impaired reflexes, impaired coordination, reduced judgment and inhibitions, impaired vision, etc.
3. All staff will be alert to potential problems at their respective areas at the facility.
4. Be polite and courteous to the intoxicated individual(s). Be knowledgeable as to when to request assistance from additional facility staff.
5. Patrons who appear to be 30 years of age or younger will be asked to show proper Michigan identification. Signage will be posted at serving locations. Patrons must produce proper identification.
 1. All patrons under 21 years of age, service will be refused.
 2. Check "State Seal" and other markings. Check for damage or alterations to identification card.
 3. Do not return falsified identification cards. Call management immediately.
6. If a patron shows signs of intoxication, then refuse service, politely explain policy, suggest non-alcohol purchase, and/or call for management if necessary.
7. If a patron is purchasing on behalf of someone else who appears less than 30 years old or younger, then request to see identification of recipient or contact supervisory personnel whom will seek patron(s) out. Refuse service to minors. Inform all parties involved that policy allows for ejection off of premises if illegal activity has occurred.
8. Alcohol dispensing may be restricted to one of the following practices or any combination thereof:
 1. No sales to intoxicated persons
 2. No sales without proper identification
 3. Limited alcoholic choices if necessary
 4. When in doubt, do not serve, call supervisor
9. Observe all patrons leaving the property. No alcoholic beverages are allowed to leave the facility or property.
10. Approach any patron appearing to be impaired and leaving the event. Determine if they are driving. If so, attempt to persuade them not to drive and request a non-impaired companion to drive. If unable, refer patron(s) to bus or taxi service.
11. Supervisory and management personnel will complete documentation of any alcoholic related incidents at end of event. Information will be disseminated accordingly.
12. We shall provide reduced priced non-alcoholic beverages to all designated drivers.
13. The establishment fully participates in the Techniques in Alcohol Management Program and will continue such participation in that program or a similarly recognized program approved by the Plymouth Police Chief. TIPS/TAM certification for all employees shall be provided to the Chief of Police within 35 days of date of hire.

VIII. REFUSE DISPOSAL: Highline Spirits will utilize the city assigned dumpster for 330 S. Main.

IX. GENERAL: Every effort will be made to maintain positive relationships with adjacent and nearby businesses as well as cooperation with all city departments. Every effort will be made to solve any problems which may arise.

X. EMERGENCY CONTACTS: Christi Lower 

Date: 10/15/2022
By: Highline Spirits Company L.L.C. dba: Highline Spirits
Name: Christi Lower CEO

Clower
CHRISTINA Lower

CITY OF PLYMOUTH
201 S MAIN
PLYMOUTH, MI 48170
Phone : 734-453-1234
WWW.CI.PLYMOUTH.MI.US

Received From:
Date: 11/30/2022
Receipt: 416132
Cashier: DMS
Time: 3:16:14 PM

ITEM REFERENCE	AMOUNT
PDREV POLICE DEPARTMENT REVENUE HIGHLINE SPIRITS	\$600.00
TOTAL	\$600.00
CHECK 2759	\$600.00
Total Tendered:	\$600.00
Change:	\$0.00

Handwritten notes and signatures in the bottom right section of the receipt, including a signature that appears to be "CHRISTINA LOWER".



Local Government Approval
(Authorized by MCL 436.1501)

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new on-premises license application, certain types of license classification transfers, and/or a new banquet facility permit.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a _____ meeting of the _____ council/board
(regular or special) (township, city, village)
called to order by _____ on _____ at _____
(date) (time)
the following resolution was offered:

Moved by _____ and supported by _____

that the application from Highline Spirits Company, LLC

(name of applicant - if a corporation or limited liability company, please state the company name)

for the following license(s): New Off-Premises Tasting Room

(list specific licenses requested)

to be located at: 330 S Main Street Plymouth, MI 48170

and the following permit, if applied for:

Banquet Facility Permit Address of Banquet Facility: _____

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)

approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the _____
council/board at a _____ meeting held on _____ (township, city, village)
(regular or special) (date)

Print Name of Clerk

Signature of Clerk

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:

Michigan Liquor Control Commission

Mailing address: P.O. Box 30005, Lansing, MI 48909

Hand deliveries or overnight packages: Constitution Hall - 525 W. Allegan, Lansing, MI 48933

Fax to: 517-763-0059

Manufacturing Premises & Approved Tasting Rooms

(Pursuant to MCL 436.1536 & MCL 436.1537)

Licensed Manufacturing Premises Only



Brewer
Micro Brewer
Wine Maker
Small Wine Maker

Distiller (Manufacturer of Spirits)
Small Distiller
Brandy Manufacturer
Manufacturer of Mixed Spirit Drink

- Manufacturing Only - No Retail Sales
- No Local Approval Required For Commission Approval
- No Liquor Liability Insurance Required
- No Server Training Required

Licensed Manufacturing Premises + On-Premises Tasting Room Permit

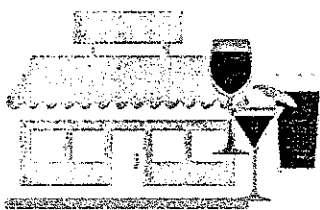


Brewer
Micro Brewer
Wine Maker
Small Wine Maker

Distiller (Manufacturer of Spirits)
Small Distiller
Brandy Manufacturer
Manufacturer of Mixed Spirit Drink

- Manufacturing And Retail Sales On The Premises
- Requires On-Premises Tasting Room Permit
- Local Approval Required Prior To Commission Approval
- Liquor Liability Insurance Required
- Server Training Required
- May Sell And Serve Drinks By The Glass
- May Give Away Samples For Consumption On The Premises
- May Sell Products For Consumption Off The Premises
- May Sell And Serve Food On The Premises

Off-Premises Tasting Room License At A Location Off The Manufacturing Premises



**Up To 5 Locations =
Drinks By The Glass**

**Unlimited Locations =
Samples Only**

Wine Maker
Small Wine Maker
Small Distiller

Distiller (Manufacturer of Spirits)
Brandy Manufacturer
Manufacturer of Mixed Spirit Drink*

- Retail Sales Only Off The Manufacturing Premises
- Requires Off-Premises Tasting Room License
- Local Approval Required Prior To Commission Approval
- Liquor Liability Insurance Required
- Server Training Required
- May Sell And Serve Drinks By The Glass At Up To 5 Locations
- May Sell Or Give Away Samples For Consumption On The Premises At An Unlimited Number Of Locations:
 - Spirit And Brandy Samples Limited To 1/2 Ounce Per Sample
 - Wine And Mixed Spirit Drink* Samples Limited To 3 Ounces Per Sample
- May Sell Products For Consumption Off The Premises
- May Sell And Serve Food On The Premises

**A Manufacturer of Mixed Spirit Drink licensee may only sell mixed spirit drink products at an Off-Premises Tasting Room licensed location if it is also licensed with a Distiller or Small Distiller license.*



**Questions? Contact the Michigan Liquor Control Commission
Toll-Free: 866-813-0011 • www.michigan.gov/lcc**

NOTICE OF PUBLIC HEARING

CITY OF PLYMOUTH CITY COMMISSION WILL HOLD A PUBLIC HEARING IN ACCORDANCE WITH LIQUOR MANAGEMENT ORDINANCE

PLEASE TAKE NOTICE THAT a public hearing shall be held before the City Commission of the City of Plymouth on **Monday, April 17, 2023 at 7:00 p.m.** at **the meeting of the Plymouth City Commission at the Plymouth City Hall, 201 S. Main, Plymouth, Michigan.** The Public Hearing will consider the following:

- 1) Application for New Tasting Room Liquor License for Highline Spirits Company, LLC of Dexter, Michigan to do business at 330 S. Main, Plymouth**

This is a public meeting and any interested person is invited to attend at the place and time stated.

THERE WILL BE A MEETING OF THE LOCAL LIQUOR LICENSE REVIEW COMMITTEE (LLRC) that will take place at the PLYMOUTH CITY HALL, 201 S. Main, Plymouth, MI 48170 at **5:30 p.m. on Monday, April 17, 2023** to allow the LLRC to make a recommendation to the City Commission related to this transfer request.

Maureen Brodie, CMC
City Clerk

Posted: City Hall
Cultural Center
Public Library

LLRC RESOLUTION

MOTION TO APPROVE NEW LICENSE

The following Resolution was offered by _____ and seconded by _____.

WHEREAS The City of Plymouth maintains a Liquor Management Ordinance and all Issues related to liquor licenses in the City are required to be reviewed by The Local Liquor License Review Committee, and

WHEREAS The Local Liquor License Review Committee (LLRC) has received a request for a New Off-Premises Tasting Room to be located at 330 S. Main, and

WHEREAS The application has been submitted to the City of Plymouth, and

WHEREAS The application was reviewed by the Local Liquor License Review Committee on Monday, April 17, 2023 and the LLRC has considered all points of review as in Required in the Plymouth City Code Section 6-35 (4).

NOW THEREFORE BE IT RESOLVED THAT the Liquor License Review Committee of the City of Plymouth does hereby recommend to the City Commission that they approve the new Off-Premises Tasting Room License in order to allow the establishment to comply with local ordinances.

LLRC Resolution

MOTION TO DENY NEW LICENSE

The following Resolution was offered by _____ and seconded by _____.

WHEREAS The City of Plymouth maintains a Liquor Management Ordinance and all Issues related to liquor licenses in the City are required to be reviewed by The Local Liquor License Review Committee, and

WHEREAS The Local Liquor License Review Committee (LLRC) has received a request for a New Off-Premises Tasting Room to be located at 330 S. Main, and

WHEREAS The application has been submitted to the City of Plymouth, and

WHEREAS The application was reviewed by the Local Liquor License Review Committee on Monday, April 17, 2023 and the LLRC has considered all points of review as in Required in the Plymouth City Code Section 6-35 (4).

NOW THEREFORE BE IT RESOLVED THAT based on the review of all points in the Plymouth City Code 6-35 (4) the Liquor License Review Committee of the City of Plymouth does hereby recommend to the City Commission that they **DENY** the new Off-Premises Tasting Room License.