



Plymouth Liquor License Review Committee Meeting Agenda

Monday, May 1, 2023 - 6:00 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 April 17, 2023, LLRC Meeting**
- 4. Application for transfer of ownership of existing Class C & SDM License with Sunday Sales AM & PM, dance permit, 1 additional bar permit, outdoor service area, dance permit, entertainment permit for Trackside Plymouth, LLC, 885 Starkweather.**
- 5. Adjournment**



City of Plymouth

LLRC Meeting Minutes

April 17, 2023 5:30 p.m.
Plymouth City Hall

201 S. Main St.
Plymouth, Michigan 48170-1637

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

1. CALL TO ORDER

Mayor Pro Tem Deal called the meeting to order at 5:30 p.m.

2. ROLL CALL

PRESENT: Commissioners Alanna Maguire and Kelly O'Donnell, Mayor Pro Tem Suzi Deal
ALSO PRESENT: City Manager Paul Sincock, Director of Public Safety Al Cox, City Attorney Bob Marzano

2. APPROVAL OF MINUTES

O'Donnell offered a motion, seconded by Maguire, to approve the minutes of the March 20, 2023 meeting.

There was a voice vote.

MOTION PASSED

3. LIQUOR LICENSE APPLICATION FOR NEW TASTING ROOM – HIGHLINE SPIRITS COMPANY, LLC OF DEXTER, MI TO DO BUSINESS AT 330 S. MAIN ST.

A motion was offered by O'Donnell and seconded by Maguire to open the item for discussion.

Sincock provided an overview of this agenda item.

Applicant Christie Lower CEO/founder of Highline Spirits, spoke about their business plan as the location would consist of a higher-end craft cocktail and flight tasting lounge in addition to educational opportunities Whiskey 101 classes, Bourbon Barrel Selection opportunities, Blending classes, Cocktail classes. Hours of operation would be 10:00 a.m.-11 p.m. where earlier hours might be for work groups (ex.: blending whiskey to bottle and take home). They also plan to utilize some space for retail sales of their products. They plan to have pre-packaged food items to offer with tastings. They will not prepare food and will not have a kitchen in the establishment. They also hope to partner with local restaurants using their QR Codes for patrons to order food with DoorDash and provide catering for classes. She also noted that the Planning Commission has previously approved their architectural plan.

Maguire thought it was an interesting concept, although not in line with the City's current ordinance related to food service.

O'Donnell would like to see the establishment be successful and would like to see more detail describing the food offerings perspective in their business plan to address the food service offerings portion of the City's ordinance.

Deal commented that they have a good concept and ideas and explained the importance of the food service offerings portion of the City's ordinance for the safety and welfare of the downtown.

Deal also noted that the LLRC's current recommendation to the City Commission would be based on what they have been presented at this time.

LLRC members along with Sincock, Cox and Marzano confirmed that the state requires local government approval by resolution before the tasting room type of license can be granted.

The following resolution was offered by Deal and seconded by Maguire.

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 City of Plymouth 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 is 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.

There was a voice vote.

MOTION PASSED

4. ADJOURNMENT

O'Donnell offered a motion, seconded by Maguire, to adjourn the meeting at 5:58 p.m.

There was a voice vote.

MOTION PASSED



Administrative Recommendation

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

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

To: Local Liquor Control Commission
From: Paul J. Sincock, City Manager
CC: S:\Manager\Sincock Files\Memorandum - LLRC Liquor License Transfer Plymouth Elks 07-05-22.docx
Date: April 20, 2023
RE: Liquor License Transfer within the City of Plymouth – Traskside Plymouth, LLC

Background

The Liquor License Review Committee may have been aware that we have been working closely with a business known as the Traskside Plymouth, LLC and they are planning on re-opening a restaurant at 885 Starkweather, near the railroad tracks. They are seeking to transfer the Liquor License from the former owners to the new entity. This transfer is allowed under the City's Liquor Management Ordinance as this is a transfer of ownership within the city.

Traskside Plymouth, LLC has completed all of the necessary documentation with the City. Our Economic Development team has been working with the building owners to get them through the various aspects of the site plan, zoning variance and building permit processes.

The plan is to operate as a full-service upscale restaurant serving lunch and dinner. The total indoor capacity would be 265. They are planning to offer live entertainments and dancing by patrons. At this time, we do not see any reason to deny the transfer.

The LLRC meets in advance of the City Commission meeting to make a recommendation to the entire City Commission.

RECOMMENDATION:

The City Administration recommends that the LLRC make a recommendation to approve the transfer of the liquor license from Station #885, Inc to the new Traskside Plymouth, LLC. It will be necessary for the City Commission to open and hold a Public Hearing as posted.

There are really two options at this point for the LLRC to take at this point. The LLRC could recommend approval of the transfer or recommend against the transfer. We have prepared a proposed Resolution for the LLRC that would approve the transfer of the existing license as proposed.

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, May 1, 2023 at 7:00 p.m.** at the meeting of the Plymouth City Commission at the Plymouth City Hall, 201 S. Main St., Plymouth, Michigan. The Public Hearing will consider the following:

- 1) Application for transfer of ownership of existing Class C & SDM License with Sunday Sales AM & PM, dance permit, 1 additional bar permit, outdoor service area, dance permit, entertainment permit for Trackside Plymouth, LLC, 885 Starkweather.**

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 St., Plymouth, MI 48170 at **6:00 p.m. on Monday, May 1, 2023** to allow the LLRC to make a recommendation to the City Commission related to this transfer request.

Maureen Brodie, CMC, MiPMC
City Clerk

Posted: City Hall
Cultural Center
Public Library

**CITY OF PLYMOUTH
LIQUOR LICENSE REVIEW COMMITTEE
APPLICATION**

Name of Applicant: Trackside Plymouth, LLC

Address of Applicant: 885 Starkweather, Plymouth, MI 48170

Phone Number of Applicant: [REDACTED]

Fax Number of Applicant: [REDACTED]

Email Address of Applicant: [REDACTED]

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

Stellas Trackside, Inc. 885 Starkweather, Plymouth, MI 48170

Class C License with Sunday Sales AM and PM Permits, 1 Additional

Bar Permit, Outdoor Service Permit, Dance Permit, and SDM License

List All Persons Listed on Liquor License (Partners):

Station #885, Inc., members: Robert Ostendorf, Jr. and James Sullivan

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

Transfer ownership of the existing Class C and SDM License with Sunday Sales AM and PM, Dance Permit, 1 Additional Bar Permit, Outdoor Service Area Permit, and add an Entertainment License.

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

Trackside Plymouth, LLC 885 Starkweather St., Plymouth, MI 48170, Class C License with Sunday Sales AM and PM Permits, 1

Additional Bar Permit, Outdoor Service Permit, Dance Permit, Entertainment Permit and SDM License.

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

Trackside Plymouth, LLC, Manager: Donald Soenen and Member: Manal Odeh

Fee Schedule:

Liquor License Investigations	
Class C or Private Club License:	
New license or transfer of ownership	\$600.00
Amend stockholders	\$300.00
Relocation of existing license (per person named on request)	\$300.00
Dance or entertainment permit	\$200.00
SDD/SDM:	
New license or transfer of ownership	\$400.00
Relocation of existing license (per person named on request)	\$300.00
Add or drop space on license	\$100.00
Special license and one-day permits	\$100.00

use sur-

(if required, see Section #4 of Ordinance):

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

Received From:
 Date: 03/14/2023 Time: 2:39:57 PM
 Receipt: 422322
 Printer: DMS

ITEM REFERENCE	AMOUNT
REV POLICE DEPARTMENT REVENUE WOODSIDE PLYMOUTH	\$800.00
AL	\$800.00
CK 1003	\$800.00
Total Tendered:	\$800.00
Change:	\$0.00

Signature of Applicant:

Ronald Soenen

Date:

2/15/2023

PLAN #1

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

Trackside Plymouth LLC
Business Name

Plymouth Trackside
Doing Business As

885 Starkweather, Plymouth
Street Address

Preamble: We have received copies of Plymouth Ordinances 2003-2004, an Ordinance to Establish a General Policy for 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:** Trackside Plymouth, LLC's Hours of operation will be Monday-Thursday from 11:00 a.m. - 11:30 p.m., Friday and Saturday from 11:00 a.m. -12:30 a.m., and Sunday from 10:00 a.m. to 10:00 p.m. Last call will be thirty (30) minutes before closing and last service twenty (20) minutes before closing.
- II. **FORMAT:** Trackside Plymouth, LLC will operate as a full-service upscale restaurant with a traditional American cuisine menu. The facility will offer higher-end food, with steaks, chicken, seafood, and salad dinners. In addition, salads, burgers, small plates, and appetizer items will be available during off-peak hours. The interior capacity is 265, which includes 14 seats at the bar. There are two outdoor service areas; one outdoor service area is located in the front of the building, which has seating for 40 patrons and is 10' x 61'. The second outdoor service area is located in the in the back of the building, which has seating for 30 patrons and is 20' x 40'. Both patios are on private property and the areas are defined and clearly marked. Trackside Plymouth may offer occasional live entertainment and dancing by patrons. The total square footage of the establishment is 7,273.

We agree to adhere to the provisions of the Entertainment Agreement and Dance Permit Agreement, which will be signed agreeing that we will not change the format or type of business without written approval of the City Commission. This includes changing from a full-service restaurant to a bar where food service is reduced, etc.

The ratio of food sales to alcohol sales is anticipated to be 70/30.
- III. **CODE COMPLIANCE:** Trackside Plymouth will 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 customers, building, and community is the first priority for

Trackside Plymouth. We will undertake whatever measures are necessary to maintain, secure, and supervise our customers and premises.

VI. PARKING: Parking shall be provided as follows:

- 145 owned spaces onsite in two (2) lots.
- No valet parking.
- Employees will park on-site.

VII. ALCOHOL MANAGEMENT: Trackside Plymouth 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 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 on 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 in their respective areas at the facility.
4. All staff will be polite and courteous to the intoxicated individual(s) and will 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 identification. Signage will be posted at serving locations. Patrons must produce proper identification.
 - 5.1 All patrons under 21 years of age, service will be refused.
 - 5.2 Check "State Seal" and other markings. Check for damage or alterations to identification card.
 - 5.3 Do not return falsified identification cards. Call management immediately.
6. If a patron shows signs of intoxication, staff is to 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, staff is to request to see identification of recipient or contact supervisory personnel who will seek patron(s) out. Staff will refuse service to minors and will inform all parties involved that policy allows for ejection from premises if illegal activity has occurred.
8. Alcohol dispensing may be restricted by one of the following practices or any combination thereof:

- No sales to intoxicated patrons.
- No sales without proper identification.
- Limited alcoholic choices, if necessary.
- 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. Staff will approach any person appearing to be impaired and leaving the establishment to determine if they are driving. If so, staff will attempt to persuade them not to drive and request a non-impaired companion to drive. If unable, staff will refer patron(s) to bus, taxi, Uber, or Lyft service.
11. Supervisory and management personnel will complete documentation for any alcohol related incidents at the end of a shift. Information will be disseminated accordingly.
12. Trakside Plymouth shall provide non-alcoholic beverages to all designated drivers either free or at reduced prices.
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 cards for all employees shall be provided to the Chief of Police within 35 days after the date of hire.

VIII. REFUSE DISPOSAL: The establishment will dispose of refuse in on-site, enclosed dumpster(s). Pickup will be a minimum of one time per week. A water line with spigot will be provided to clean dumpster enclosure as necessary.

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 that may arise.

X. EMERGENCY CONTACTS:

Donald (Don) Soenen [REDACTED]

XI. REFERENCE TO VALET SERVICE: No valet service.

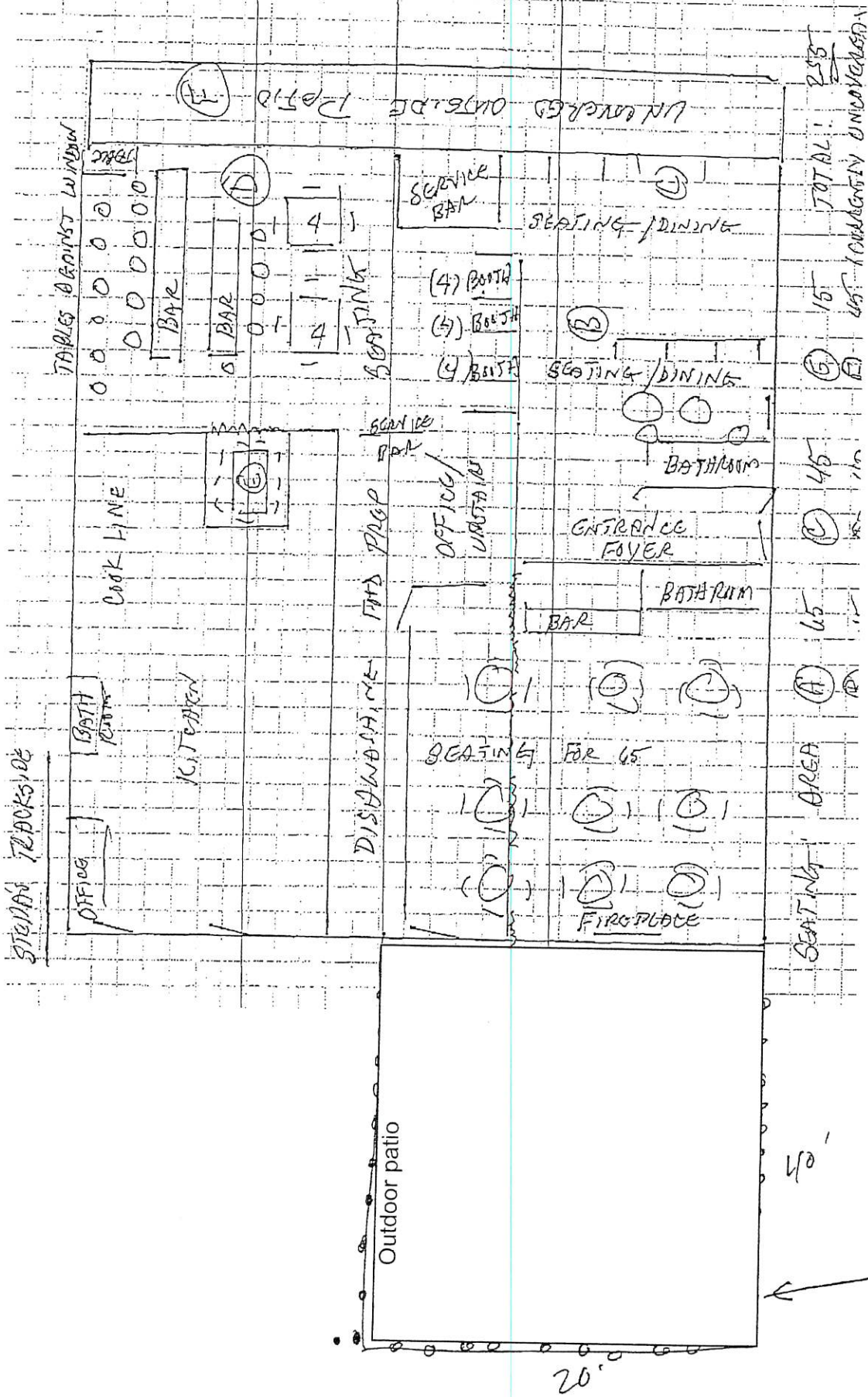
Trakside Plymouth, LLC, a Michigan
limited liability company
d/b/a Plymouth Trakside

By: Donald Soenen
Its: Manager

Date:

By: Manal S. Odeh
Its: Member

Date:



yellow barrier tape 4' high

PLAN #2

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

Trackside Plymouth LLC
Business Name

Plymouth Trackside
Doing Business As

885 Starkweather, Plymouth
Street Address

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- II. **FORMAT:** Trackside Plymouth, LLC will operate as a full-service upscale restaurant with a traditional American cuisine menu. The facility will offer higher-end food, with steaks, chicken, seafood, and salad dinners. In addition, salads, burgers, small plates, and appetizer items will be available during off-peak hours. The interior capacity is 272 which includes 8 seats at the bar. There is one outdoor service area located in the back of the building, which has seating for 32 patrons and is 20' x 40'. The patio is on private property and the area is defined and clearly marked. Trackside Plymouth may offer occasional live entertainment and dancing by patrons. The total square footage of the establishment is 8,639.

We agree to adhere to the provisions of the Entertainment Agreement and Dance Permit Agreement, which will be signed agreeing that we will not change the format or type of business without written approval of the City Commission. This includes changing from a full-service restaurant to a bar where food service is reduced, etc.

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Donald (Don) Soenen [REDACTED]

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Trackside Plymouth, LLC, a Michigan
limited liability company
d/b/a Plymouth Trackside

By: Donald Soenen
Its: Manager

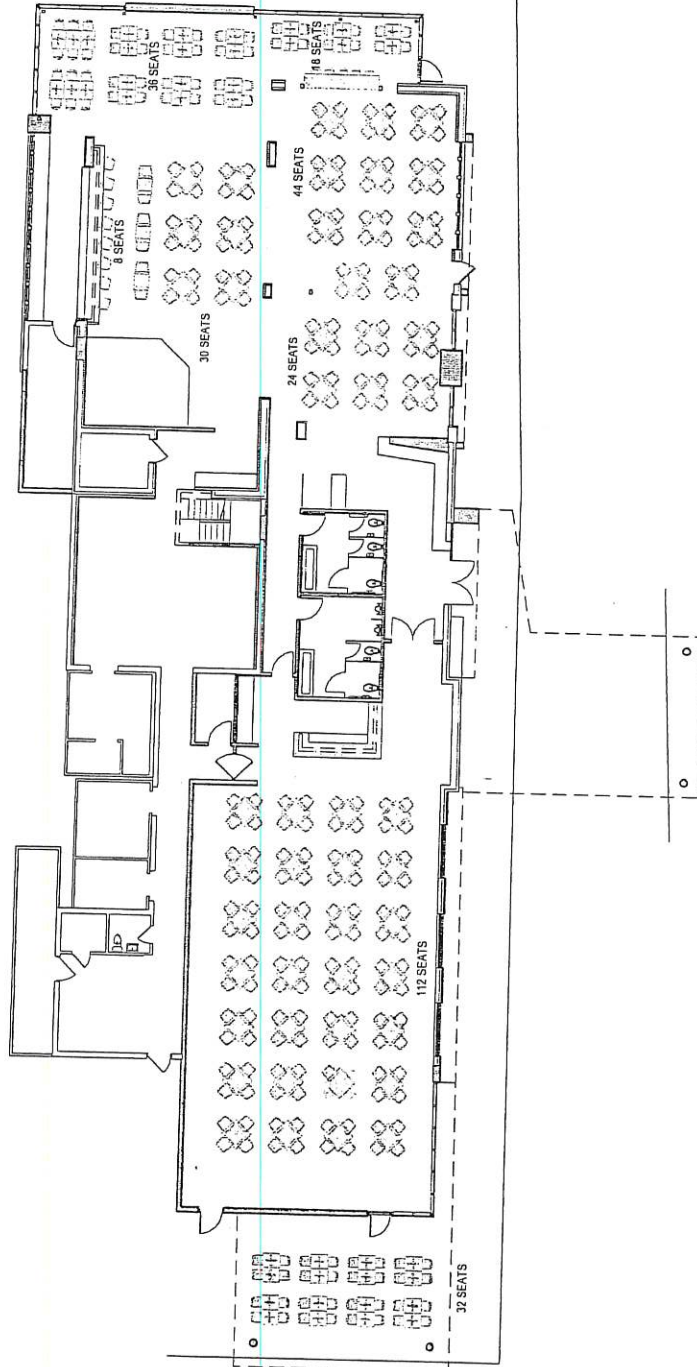
Date:

By: Manal S. Odeh
Its: Member

Date:



ARCHITECTS



TOTAL DINING SEATING = 160
TOTAL EVEN SEATING = 112
TOTAL OUTDOOR SEATING = 32

scale: 1/16" = 1'-0"

09-13-2013

main level floor plan

Don Soenen

Subject: Plymouth Trackside Proposed Menu

PLYMOUTH TRACKSIDE

DINNER MENU

APPETIZERS

JUMBO SHRIMP COCTAIL

Lemon wedge. Cocktail sauce

SWEET AND SPICY CALAMARI

Crispy tempura. Chili hoisin, scallion, sesa
Spinach artichoke cream, permission breadcrumbs,

CLASSIC ROASTED OYSTERS

Half dozen | dozen

OYSTERS ON THE HALF SHELL.

Cocktail sauce. horseradish. Mignonette, lemon

Half dozen | dozen

STUFFED PORTABELLA MUSHROOM

Italian Sausage, onion, oven roasted tomatoes,
Mozzarella, peppers, house made tomato Sause |

JUMBO LUMP CRAB CAKES

CHILLED WHOLE MAIN LOBSTER

CHILLED SHELLFISH PLATTER (Serves 4)

AHI TUNA TOWER

Avocado, wasabi soy lime dressing, wontons 21 hrimp, lump crab, lobster

SPICY TUNA

Avocado, scallion, jalapeño, shiso

BUTCHER BLOCK MEATBALLS

VEGAN CHILI

SPINACH ARTICHOKE DIP

PORK EGG ROLLS

BBQ WINGS

SOUPS • SALADS

Lobster Bisque

Sherry poached lobster

Soup of the day

Classic Baked French Onion Soup

Gruyere, Swiss Cheese, Crostini

Caesar Salad

Made to order garlic croutons, chopped anchovies upon request

Maurice Salad

Shredded iceberg, swiss cheese, turkey , ham, and hard boiled egg served with homemade Maurice dressing

Starkweather Wedge

Smoked bacon, candied pecans, tomato, blue cheese dressing, port wine drizzle

Double Chop Salad

Crispy pancetta, hard egg, julienned English cucumber, tomato, red onion, celery, buttermilk ranch, aged white cheddar, crispy onions

Avocado & Cucumber

Red onion, grape tomato, grated feta, citrus venerate

ENTREES

STEAKS AND CHOPS

Ribeye, 16 oz

Bone-In Ribeye, 22oz

Filet Mignon, 8oz/12oz

New York Strip Steak 14oz

Double Cut Lamb Chops 14 oz

Wagyu Filet Mignon,
Tomahawk Pork Chop
Wagyu Meatloaf

Sauces

Béarnaise Sauce • Cognac Peppercorn Bordelaise • Horseradish Sauce • Roasted Shallot Cabernet Sauce

POULTRY, VEAL AND PASTA

Herb Crusted Chicken

Chicken Picata

Veal Parmigiana

Veal Marsala

Shrimp Pasta

Pasta Bolognese

Vegetarian—TBD

SEAFOOD

Fish and Chips

Grilled Mahi Mahi

Maple Glazed Salmon

Pan Seared Walleye

Sauteed Fresh Lake Perch

Lake Superior Whitefish

Seared Diver Sea Scallops

Alaskan King Crab Legs

Twin Lobster Tails

Add Ons

HP Zip Sauce

Roasted Cloves of Garlic & Mushrooms

Jumbo Crab, Asparagus, Béarnaise

Twin Lobster Tails (4oz each)

SIDES

Sautéed Asparagus, E.V.O.O., parmesan

Sautéed Spinach & Mushrooms

Sautéed Mushrooms

Sautéed Spinach & Garlic

Roasted Brussels Sprouts, bacon marmalade

Lobster Mac & Cheese

Potatoes Gruyère Gratin

Roasted Garlic Whipped Potatoes

French Fries

One Pound Baked Idaho Potato

BLUE- Very red, very cool center •**RARE-** Red, cool center •**MEDIUM RARE-** Red, warm center
•**MEDIUM-** Pink center •**MEDIUM WELL-** Slightly pink center •**WELL-** Cooked throughout, no pink

BAR FAVORITES

Dry Aged Cheeseburger* 9oz

Fries or Onion Straws

Bacon Gruyere Dry Aged Burger* 9oz

Fries or Onion Straws

Chicken Milanese

Crispy Romano-crusted; white wine lemon caper sauce

Salmon Caesar Salad*
House made warm garlic croutons, chopped anchovies upon request

Petite Filet Mignon* 6oz

Boneless Chicken Wings

Natchos

Mac 'N Chz Bites

Loaded Tots

DESERTS

New York Style Cheesecake

Graham Cracker Crust, Amarena Cherries, Chambord Cherry Glaze

Colossal Carrot Cake

Spice Cake with Raisins, Nuts, Pineapple, and Cream Cheese Frosting, Caramel Sauce
Serves 2-4

Flourless Chocolate Torte

Semi-sweet, Glazed with Dark Chocolate, Bailey's Creme Anglaise and Port Wine Reduction

Colossal Red Velvet Cake

Chocolate Shavings and Sauce
Serves 2-4

KIDS MENU --TBD

ALCOHOL/BAR—BY THE GLASS/BOTTLE

Draft beer

Bottled beer

White wine

Red wine

Champaign

Mixed cocktails

Soft Drinks

Coffee

Note: Prices are TBD but will be in the following ranges:

- **Appetizers: \$10- \$18**
- **Soaps and Salads: \$10 - \$20**
- **Entrees: \$30 - \$70**
- **Sides: \$8 - \$15**
- **Deserts: \$10 - \$20**
- **Beer: \$6 - \$12**
- **Wine/Glass: \$9 - \$14 and up**

RESOLUTION

The following Resolution was offered by _____ and seconded by.

_____.

WHEREAS There has been a request for a transfer of a Liquor license with the City of Plymouth from Station #885, Inc. to Trackside Plymouth, LLC; and

WHEREAS The Local Liquor License Review Committee did review the application From Trackside Plymouth, LLC.

NOW THEREFORE BE IT RESOLVED THAT the Local Liquor License Review Committee of the City of Plymouth does hereby recommend to the City Commission that they recommend to the City Commission the transfer of the Liquor License and related permits for Trackside Plymouth, LLC.

BE IT FURTHER RESOLVED THAT should the State of Michigan Liquor Control Commission ultimately grant the transfer of license the City Police Department shall make regular inspections of this establishment as it does all liquor serving establishments in the City to ensure compliance with Local Ordinances and State Law.