



Plymouth Liquor License Review Committee Meeting Agenda

Monday, June 5, 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 May 1, 2023, LLRC Meeting
4. New Liquor License into City for Highline Spirits Company
5. Adjournment



City of Plymouth
LLRC Meeting Minutes
May 1, 2023 6:00 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 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, Director of Public Safety Al Cox, City Attorney Bob Marzano

2. APPROVAL OF MINUTES

Maguire offered a motion, seconded by O'Donnell to approve the minutes of the April 17, 2023 meeting.

There was a voice vote.

MOTION PASSED

3. 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, ENTERTAINMENT PERMIT FOR TRACKSIDE PLYMOUTH, LLC, 885 STARKWEATHER

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

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.

There was a voice vote.

MOTION PASSED

4. ADJOURNMENT

O'Donnell offered a motion, seconded by Maguire, to adjourn the meeting at 6:28 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 06-05-23.docx
Date: May 8, 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. They have added pre-packaged food service attached to their application. 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 have three criteria related to food service, restaurant, and percent of establishment devoted to dining versus a bar area. These criteria 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 LLRC must consider if serving pre-packaged food meets the intent of the legislation. 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 - \$ 1000

Signature of Applicant: Clawve

Date: 10/17/22

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
PREV POLICE DEPARTMENT REVENUE HIGHLINE SPIRITS	\$600.00
TOTAL	\$600.00
CHECK 2759	\$600.00
Total Tendered:	\$600.00
Change:	\$0.00

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: 517-290-8001

Fax Number of Applicant:

Email Address of Applicant: christi@highlinespirits.coma

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 - \$_____

Signature of Applicant: _____ Date: _____

- (5) Friday – Sushi
- (6) Saturday – Date Night: “Dinner, Drinks, and a Date”
- (7) Sunday – Sunday Brunch / BBQ night
- b) Highline will also contract certain “Pop-up” meal events from time to time to provide variability for patrons
- C. Hosted Events: Highline will contract catering-based food sales for Special Events (Master Classes in Blending, Craft Cocktails, etc) and Private Events (private parties and corporate events). This is a significant component of the business model
- D. Other food options considered
 - a) “Pairings” will be provided with select tastings (prepackaged fruits, crackers, pastries, etc.)
 - b) Patrons can also “order in” from local restaurants when Highline sponsored “Theme Meal Events” are not offered

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. 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% per the above.

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.



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 _____
the following resolution was offered: (date) (time)

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

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, June 5, 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 **6:00 p.m. on Monday, June 5, 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, June 5, 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, June 5, 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.