

**City of Northville**  
**Liquor License Review Committee**  
**October 6, 2014**

**Call to Order**

A meeting of the Liquor License Review Committee (LLRC) was called to order at 6:30 p.m. at the City of Northville Municipal Building, City Council Chambers, 215 West Main Street, Northville, Michigan, 48167.

It was noted that Mayor Pro Tem James Allen, Councilmember Ryan McKindles, and Commissioner John Buckland were present.

Also present were City Manager Patrick Sullivan, City Clerk Dianne Massa, Police Chief Michael Carlson, Kevin DeGrood from North Center Micro Brewery, and eighteen citizens.

**Public Comments**

Residents Lori Rogala and Matthew Mowers voiced that the LLRC meeting should not be held as it was believed the City did not properly notice the meeting. The LLRC Ordinance requires mailing of public hearing notices.

It was responded that the City Attorney was of opinion that as public hearing notices were mailed for the 9/15/14 LLRC meeting, which was held and then adjourned to a date certain (October 6, 2014) that another mailing was not required. The 10/6/14 meeting notice was posted at City Hall and on the City's website. Citizens present at the 9/15/14 meeting were aware of the 10/6/14 meeting date.

In response to a question, the LLRC confirmed they would continue to receive public comments during this meeting.

**Continuation of Review of Request to Establish a Micro-Brewery at 410 N. Center Street**

It was noted that since the 9/15/14 LLRC meeting, the property owner had submitted executed shared parking agreements as well as the separate agreement between the property owner and City of Northville.

At the 9/15/14 meeting, Applicant Kevin DeGrood reviewed the factors outlined in Section 5-63(4) of the City's Liquor Management ordinance. Members of the audience requested that Mr. DeGrood again review the factors outlined in 5-63(4). During the review of the factors as outlined in DeGrood's application to the LLRC, the following questions and comments were noted:

Matthew Mowers, 131 Rayson [factor (d)] spoke regarding the impact of the micro-brewery on surrounding businesses and neighborhoods. The micro-brewery directly abuts residential

property and there is not a buffer. No other alcohol establishment directly abuts residential property.

The City Manager and LLRC pointed out that several alcohol establishments directly abut residential property, including Northville Cigar Bar, American Legion, and Garage Restaurant.

Mowers also spoke of the insufficient buffer, which includes a six-foot wall that provides no definition between the micro-brewery and the neighborhood, with the main parking lot entrance located off of Rayson Street. Concern voiced that the buffer will not prevent people from wandering into the neighborhood, across private property, and trespass.

The LLRC pointed out there is a six-foot wall as well as sidewalk that provides a buffer. Discussion ensued regarding the dividing wall, property lines, and whether or not there is "definition" between the property of the micro-brewery and the abutting homes.

DeGrood explained the parking layout, with most parking being located at the rear of the building. Layout and signage does prompt patrons to use the N. Center Street entrance to access the micro-brewery. However, patrons may enter from either the front or rear of the building.

Matthew Mowers, 131 Rayson [factor (f)] spoke of the noise impact to the neighborhood and other nuisances the neighborhood would be subject to due to the micro-brewery staying open later than other businesses on N. Center Street. Buffer does not stretch the entire length of the parking lot. Concern that people will cut through private yards to access the micro-brewery.

Lori Rogala, 465 Grace echoed the concerns of Mr. Mowers. She also voiced concern with the lack of buffer and trespassing.

Matthew Mowers, 131 Rayson [factor (f)] questioned what is the micro-brewery's responsibility when a patron leaves the property.

DeGrood explained that he does not have legal control over patrons that have left the property. If a patron were to be removed, they would contact the Police Department to inform them of this decision. He explained the safety measures in place. DeGrood further explained the Michigan Liquor Control Commission (MLCC) application process. The MLCC does not grant conditional licenses and he cannot operate until the official MLCC license is received. The process includes a final audit by the MLCC.

Lori Rogala 465 Grace questioned the capacity (81 capacity) and if the parking agreements were executed (yes).

In response to a question, DeGrood explained that he cannot operate before he receives his State license. That process includes a final audit of the application and premises to ensure the application sent to the State mirrors what is set up on the premises. He will be allowed to manufacture but he cannot sell until the license is received.

Lori Rogala, 465 Grace [factor (g)] spoke of current parking issues in the area that will be further exacerbated by the addition of the micro-brewery. With capacity of 81, the amount of parking

available will not be sufficient. The shared-parking agreements will not alleviate the parking problems in the area, and this will largely impact the neighborhood as there are not any public parking lots in the area.

Matthew Mowers, 131 Rayson [factor (f)] voiced concern with the state of people that consumed alcohol. Ferndale was cited as a downtown community with parking issues, indecency, and vandalism due to parking in the residential neighborhoods. It was questioned how 81 patrons would be controlled.

Kamilla Lezovich-Schulte, 119 Rayson [factor (g)] voiced concern with the narrow streets in the neighborhood that are not able to accommodate additional traffic. The streets near the Garage Restaurant are wider and can accommodate parking on both sides of the street. Additional signage and parking restrictions (parking on one side of the street) were suggested and should be in place before the micro-brewery opens.

Jamie Williams (address not provided) voiced support of the micro-brewery location and also stated the belief that most cars will not have only one person in them (i.e. spouses). This will help alleviate the number of cars parking in the lots/streets.

Matthew Mowers, 131 Rayson Street [factor (i)] has no problem with a micro-brewery business; just the location at 410 N. Center Street. The proposed Cady Street Overlay district has a number of areas that could be developed for this type of business. The building at 410 N. Center Street was to be office/retail and blend with other businesses on N. Center Street. The micro-brewery extends the walking path of the downtown into this area. Even if this is a permitted use, it is not an appropriate use. In addition, the micro-brewery does not support the other businesses in the general area (Hillers, medical buildings, insurance company, etc).

Matthew Mowers, 131 Rayson and Lori Rogala, 465 Grace [factor (k)] also suggested the micro-brewery would strain the City's police resources. This area might need increased patrols that will pull resources away from other areas of the City. Or in reverse, the micro-brewery and surrounding area will not be patrolled as often due to its location and the City's small police force.

The Police Chief explained that it is unknown what the Police Department can or cannot handle until problems occur. In addition, the Police Department has other resources and may seek assistance from other communities if warranted. The Police Department patrols the entire City, including this area. Further explanation was given pertaining to the shifts and how patrols are done.

DeGrood also explained that annually, the Police Department checks the liquor licenses and may make a request to the MLCC to have a liquor license revoked (due to incidents, etc.). The Police Chief concurred, noting that multiple incidents at the micro-brewery would be reported to the MLCC.

The LLRC briefly discussed the former restaurant/bar "NOMI" and the multiple incidents that occurred. Multiple incidents will be sent to the MLCC to establish a file on the establishment. The City was set to take action to recommend to the MLCC that the liquor license be revoked. Before that could be done, NOMI went out of business.

In response to a question from the LLRC, DeGrood explained that at this time, food will be delivered to micro-brewery patrons. He has also considered having food trucks to provide food for patrons and possibly employing an on-staff delivery person. The LLRC suggested employing an on-site delivery person or concierge to reduce delivery traffic in the area.

Matthew Mowers, Carrie Mowers, 131 Rayson [factor (o)] voiced concern with traffic and parking (i.e. current pizza deliveries) and was not in favor of food trucks in the neighborhood.

In response to a question from the LLRC, DeGrood and his management team plan to be on the premises as much as possible, if not all of the time. DeGrood reviewed the experience of the General Manager and the brew masters and the training programs available.

Matthew Mowers, 131 Rayson [factor (t)] spoke of micro-breweries listed in factor (t) which were located on Liberty Street in Ann Arbor, Royal Oak, South Lyon, Marshall, Milford, and Brighton. These micro-breweries are located in the core downtown or industrial areas, and are not located near residential neighborhoods. There are four residential areas in all of Northville. The Master Plan dictates the character of the neighborhoods while promoting businesses. There are no businesses in the area that the micro-brewery will benefit. The micro-brewery will not be a draw to people as it is too far from the downtown core and should be located in the Cady Street corridor.

Lori Rogala, 465 Grace echoed the comments of Mr. Mowers. This should be located in an area that does not abut residential homes.

Carrie Mowers, 131 Rayson the micro-brewery is too close to residential homes and most would not purchase a home near a micro-brewery that abuts houses. This is not an appropriate use and does not make sense for this location. People will be intoxicated in residential neighborhoods. It was disappointing that the City would choose to allow this use in their neighborhood.

Kamilla Lezovich-Schulte, 119 Rayson noted there is no room to expand, no additional parking, and too close to residential homes.

Sue Taylor, 272 Hutton spoke in support of the micro-brewery and its location. The downtown is set within the residential areas. This business will be good for Northville as it has a "cool" factor that will entice younger adults to visit Northville. It is difficult to state the micro-brewery should be located in the core of the downtown because the core of the downtown is in the middle of residential areas. She does not see N. Center Street as a residential street. Taylor also noted that the Cider Mill has a winery with similar hours and shared parking, and is located in a residential area.

Residents disagreed that the Cider Mill patrons and the Winery patrons share the same parking lot or park on the residential streets as these are the same patrons.

Lori Rogala, 465 Grace concerned with allowing her children to play in the front yard now that a micro-brewery will be next to a residential area. This is a safety issue.

Jay Fontane, area real estate agent, has clients that are excited about the location and possible opening of the micro-brewery.

Carrie Mowers, 131 Rayson Street, stated Plymouth is booming and Northville missed the mark in its planning. The micro-brewery will not help the City in any way.

Plymouth Resident stated it is not atypical to have this type of business, or a bar, or restaurant in Plymouth and not have it be near residential. A mixture of old and new is good for the area. He cited several areas in Plymouth that have this type of use near residential areas.

Matthew Mowers, 131 Rayson spoke of the Cigar Lounge LLRC approval and how it was tied to the site plan. The outside area needed to be removed before the LLRC would approve the application. He wanted the same stipulation for the micro-brewery approval.

The LLRC explained that the Cigar Lounge site plan still showed an outdoor patio that the LLRC wanted removed so that the site plan did not include an outdoor area that could be used. The micro-brewery site plan does not show outdoor use. Discussion ensued pertaining to the site plan which does not include an outdoor patio. There is not a request for an entertainment permit. The applicant would need State approval for an outdoor service permit. In addition, the property does not support an outdoor use.

The LLRC noted that throughout the last 40 years, Center Street has changed from mostly residential to commercial. To try to confine all commercial uses to the core downtown is a suburban concept. The best urban planning model includes diversity. There should be places to walk to provide residents with opportunity. This use gives the north side of the City more opportunity to connect to the downtown. There will likely be an initial parking problem when the micro-brewery opens. Most traffic will come from N. Center Street. Little Italy (on Hutton Street) was also cited as a former alcohol establishment that required patrons to drive through a residential neighborhood to access the restaurant and bar. The buffer (six-foot wall) and parking do not meet the zoning ordinance requirements. In addition, capacity cannot drive parking space requirements. Parking requirements are based on the zoning ordinance and this use does not meet the zoning ordinance criteria.

Further resident comments pertained to concern with landscaping not being completed and confidence that safety issues will be addressed. Residents also requested more signage be installed to direct patrons to the available parking (with this to be done before the micro-brewery opens) and parking restrictions to be determined and posted.

The LLRC also noted that the parking count study continues and will build a model of parking use on the streets and in the parking lots. Once the parking study is complete, this will be reviewed and recommendations will be made if warranted. DeGrood has and will continue to respond to issues and neighborhood concerns. He has met the ordinance requirements.

**Motion Buckland, seconded by McKindles** that it is the consensus of this legislative body that an application by Kevin B. DeGrood to the Michigan Liquor Control Commission to obtain a Micro-Brewery License to be located at 410 N. Center Street be recommended for issuance.  
**Motion carried unanimously.**

It was explained that the LLRC is a recommendatory body and that City Council has the final voice in the approval/disapproval of the application approval recommendation.

**There being no further business, the meeting was adjourned at 7:06 p.m.**

Respectfully submitted,

Dianne Massa  
City Clerk

Approved as submitted: 03/30/2015