



City of Pleasant Ridge
23925 Woodward Avenue
Pleasant Ridge, Michigan 48069

Public Hearing and Special City Commission Meeting
January 10, 2013

Having been duly publicized, Mayor Castelli called the meeting to order at 7:05 p.m.

Present: Mayor Castelli, Commissioners Bushey, Krzysiak, Perry, Rubino.
Also Present: City Manager Ball, City Attorney Cooper, City Clerk Allison.
Absent: None.

Liquor License Transfer – Detroit Celtic Entertainment (Cork)

Manager Ball outlined the liquor license transfer application for the restaurant commonly known as Cork. The license for Cork was approved in 2009 and has been successful since its opening. Since that time, management and ownership of the restaurant has changed, so the liquor license must be transferred to the new corporation. There will be no change in the operations of the restaurant. Manager Ball introduced Mr. Steve Joppich, the City's special liquor counsel and Mr. John Iacoangeli, the City's Planning consultant.

Mayor Castelli opened the public hearing at 7:10 p.m.

Ms. Kathy Galen, Vice President, Detroit Celtic Entertainment and Ms. Meredith Walsh, President, Detroit Celtic Entertainment. Ms. Galen explained that she and Ms. Walsh wish to transfer an existing Class C and SDM license from Crutchfield Inc., to Detroit Celtic Entertainment. Ms. Walsh will be in charge of the day to day operations of Cork after the transfer. Ms. Galen commented that the general operations of the restaurant will remain the same as they are currently, however, there will be some price and menu changes. The hours of operation would not change. She noted the Pleasant Ridge Downtown Development Authority has supported the transfer. The retail area will also remain the same.

City Clerk Allison summarized the comments received prior to the meeting. 17 comments were received, 15 in favor of granting the license transfer, 1 against granting the license transfer, and 1 indifferent about the license transfer.

With no further comments or discussion, Mayor Castelli closed the public hearing at 7:14 p.m.

Commissioner Krzysiak commented that he looks forward to supporting a successful business in the community.

Commissioner Bushey commented he supports the transfer.

Commissioner Rubino commented about the hours of operation of the restaurant, he wanted to confirm that the hours will be consistent with the operating agreement.

Commissioner Perry commented that Cork has had a good impact and has enhanced the community.

13-2937

Motion by Commissioner Rubino, second by Commissioner Bushey that the City Commission approve the request to transfer the Class C Liquor License from Crutchfield Inc., to Detroit Celtic Entertainment, 23810 Woodward Avenue, to operate the Wine Bar Restaurant, Cork, under the terms and conditions of City Ordinance #391 and finalization of a Development and Operational Agreement between the parties, as recommended

Adopted: Yeas: Commissioners Rubino, Bushey, Perry, Krzysiak, Mayor Castelli.
Nays: None.

Liquor License Application – Jessica McCarthy (Maes)

Manager Ball outlined the liquor license application for the restaurant commonly known as Mae's. Ms. Jessica McCarthy, owner of Mae's, applied for a liquor license in 2010, however, the City requested that she delay her application until after the annual review for Cork. Mae's has been a successful business and a welcome partner to the community. Parking and trash have been addressed in the past at the property, however are not an issue at this time. Additional outdoor signage for parking will be installed. The McCarthy's have signage inside the restaurant directing patrons to park in the municipal lot at Woodward and Wellesley. The restaurant is in keeping with the master plan of the City.

Mr. John Iacoangeli, commented that the restaurant operations are not changing. They have been review by the Planning and DDA prior to opening and again when they added outdoor dining. There will be no additional traffic if liquor served. His understanding is the DDA did not support the issuance of the license, however, he disagrees. Both Cork and Mae's have been good neighbors and part of the economic development mission is to support existing local business. His recommendation is that a liquor license be issued for the restaurant commonly known as Mae's. If the City issues its last quota license to Mae's, other types can be transferred in, a limited availability resort license and redevelopment license – all these licenses are issued through the MLCC. There are certain criteria for the issuance of a redevelopment license such as investment in the community.

Mr. Steve Joppich, commented that Mr. Iacoangeli outlined the different types of licenses, however, all these license, that the State would issue, still come before the City Commission prior to award.

Mayor Castelli opened the public hearing at 7:34 p.m.

Ms. Jessica McCarthy thanked the City Commission for their consideration and the City Manager for her partnership. The hours of operation at Mae's will remain the same, however, the hours may be reduced in the future, and they will add special events as outlined in the development and operations agreement. The restaurant has a small storage and prep space. The owners are always onsite and it would be too much of a strain to have longer hours. The addition of the license is the only way they can expand the business. She understands that the term upscale is used to describe the type of business for a liquor license, and feels that just because they offer a reasonable price for the product, there should not be a definition attached. She feels that the restaurant should not be labeled as a diner. Adding the license will increase sale and enhance the experience to customers. Beverages will be offered to enhance the meals served and they will not be offering a full bar.

Mr. Dean Elliot, attorney for Ms. McCarthy, commented that Ms. McCarthy opened the business in 2009 and was recognized with a beautification award. Awarding the license will allow the city to issue a redevelopment license. If there is a bigger project they would qualify for a redevelopment license. Awarding the remaining Class C license to Mae's is a good use of license. Ms. McCarthy's application complies with the City's ordinance and there is a recommendation to award the license.

Mr. Kevin McCutcheon, 4 Devonshire, commented that there was a great deal of confusion regarding whether this would be the last license the City had to issue. If the Downtown Development Authority knew there were additional licenses available to business owners, their recommendation may have been different. Commented that the owners of Mae's have tried to work with the City regarding parking.

Mr. Ken O'Dell, 5 Amherst, commented he is not in favor of issuing the license. There is no parking currently for the restaurant. He has concerns that the owners will offer after hours special events and change their hours completely.

Ms. Amber Harrick, 40 Kensington, supports Mae's getting license, eats there every weekend. Likes to walk there. Does not see the establishment changing, clientele will remain the same.

Mr. John Cathel, new tenant at 24242 Woodward, excited to open his business here due to Mae's and Cork. Feels these establishments bring sophistication to the area. Excited about what Pleasant Ridge has to offer.

Mr. Jay Foreman, 79 Maplefield, commented feels Mae's is a great restaurant. Feels the license will be an enhancement. Parking issues should not be a concern, the City needs to help business owners with parking in the business district.

City Clerk Allison summarized the comments received prior to the meeting. 23 comments were received, 19 in favor of granting the license, 2 against granting the license, and 2 indifferent about the license, has other comments relative the parking.

With no further comments or discussion, Mayor Castelli closed the public hearing at 7:50 p.m.

Commissioner Krzysiak commented that the McCarthy's are his neighbors. Feels they have been wonderful steward for the location. Success is a great economic tool, and Cork and Mae's are strong development tools. In support of granting license.

Commissioner Bushey commented he had concerns regarding parking complaints. Mae's has been a great restaurant. He supports DDA's idea to bring a larger business. He does support restaurant, however unsure of the need for a liquor license at Mae's.

Commission Rubino questioned that if a resort license is issued, would Pleasant Ridge need to be declared a resort area.

Mr. Joppich agreed, the City would need to be designated as a resort area, and the State of Michigan would decide based on its criteria. There are indications in the statute that the license will be issued in tourism areas.

Commissioner Rubino questioned the State fees for a redevelopment license and a Class C license.

Mr. Joppich responded that a redevelopment license is \$20,000, and a Class C is around \$500.

Commissioner Rubino commented that he does not like voting against the DDA, the record will show that the City Commission will vote against the DDA if a vote was taken this evening. He would like to give the DDA a chance to change its recommendation. He would like to table this issue and take a vote on this issue at the February 12th City Commission meeting. Would like the true opinion of the DDA

Commissioner Perry commented she agreed with Mr. Iacoangeli in supporting Mae's. She feels that Mae's has had a positive impact to the community. Understands there is traffic and parking issues, but the owners and the City are working together to alleviate some of those issues. Thinks a license would make the restaurant competitive.

Commissioner Rubino commented that Mae's is a good asset and good business. Parking will be the same whether liquor is served or not. If you move/live by a commercial district, there is going to be traffic and parking issues. Not against issuing the license, just would like DDA to reconsider their vote.

Mayor Castelli commented that there was a proposal approximately three months ago for an upscale restaurant in the Field's Art Building. That public hearing had three times more people and less than 10% spoke in favor of the development. Understands the junior commissions responsibility. Commented that city's like Royal Oak are having problems filling spaces, such as the lot at 696 and Woodward. Other licenses are available to a future development if both of the City's Class C's are issued.

Commissioner Krzysiak commented he is also a believer of the junior commissions, does not want to dismiss their recommendation. The vote may have been different if the DDA members had all the information regarding additional license. He would not be comfortable postponing the vote.

Manager Ball commented that the DDA received a recommendation to support the issuance of a license to Mae's. There were questions regarding what other licenses are available. The DDA decided not to support because they were unclear. Since that meeting there has been some conversation by the DDA. Commissioner McCutcheon commented he would change his vote, Commissioners Sweeney, Bolach and Stern all supported the license issuance. Commissioner O'Brien would have changed his vote. In a casual setting of a junior commission, they may not follow the recommendation of the City Manager, but after the fact it seemed the DDA would have been in favor.

Commissioner Rubino questioned Ms. McCarthy if a delay in the vote would hurt the restaurant in any way.

Ms. McCarthy replied a delayed vote would not harm them, but they have waited over 2 years and would like a decision this evening.

13-2938

Motion by Commissioner Perry, second by Commissioner Krzysiak, that the City Commission approve the request by Ms. Jessica McCarthy, for a Class C liquor license to operate Mae's Restaurant at 24060 Woodward Avenue, Pleasant Ridge, Michigan, under the terms and conditions of City Ordinance #391 and finalization of an Operational Agreement between Ms. McCarthy and the City, as recommended.

Adopted: Yeas: Commissioners Perry, Krzysiak, Mayor Castelli.
Nays: Commissioners Bushey, Rubino.

Resolutions – Local approval

13-2939

Motion by Commissioner Krzysiak, second by Commissioner Perry, that the resolution required by the Michigan Liquor Control Commission regarding the transfer of a Class C liquor license for Detroit Celtic Entertainment Inc., to operate the Wine Bar Restaurant, Cork, 23810 Woodward Avenue, Pleasant Ridge, Michigan, be approved, as recommended.

Adopted: Yeas: Commissioners Krzysiak, Bushey, Perry, Rubino, Mayor Castelli.
Nays: None.

13-2940

Motion by Commissioner Krzysiak, second by Commissioner Perry, that the resolution required by the Michigan Liquor Control Commission regarding a new Class C liquor license for Mrs. Jessica McCarthy, Mae's Restaurant, 24060 Woodward Avenue, Pleasant Ridge, Michigan, be approved, as recommended.

Adopted: Yeas: Commissioners Krzysiak, Perry, Rubino, Mayor Castelli.
Nays: Commissioners Bushey.

With no further comments or discussion, Mayor Castelli adjourned the meeting at 8:15 p.m.

Respectfully submitted,

Ralph A. Castelli, Jr., Mayor

Amy M. Allison, City Clerk

