



City of Pleasant Ridge

23925 Woodward Avenue
Pleasant Ridge, Michigan 48069

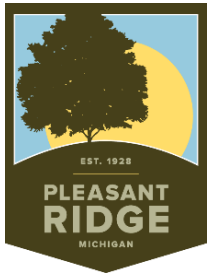
Regular Downtown Development Authority Meeting Monday, October 22, 2018

Members of the Downtown Development Authority and Residents: This shall serve as your official notification of the Regular Downtown Development Authority Meeting to be held Monday, October 22, 2018, immediately following the Regular Planning Commission Meeting, in the City Commission Chambers, 23925 Woodward Avenue, Pleasant Ridge, Michigan 48069. The following items are on the Agenda for your consideration:

DOWNTOWN DEVELOPMENT AUTHORITY MEETING

1. Meeting Called to Order.
2. Roll Call.
3. Consideration of the following minutes:
 - a. Regular Downtown Development Authority Meeting held Monday, July 23, 2018.
4. **PUBLIC DISCUSSION** – Items not on the Agenda.
5. City Manager's Update.
6. Other Business.
7. Adjournment.

In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the City at least seventy-two (72) hours in advance of the meeting, if requesting accommodations.



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

Regular Downtown Development Authority Meeting
Monday, October 22, 2018

WORDING AND COMMENTS

Members of the Downtown Development Authority and Residents: This shall serve as your official notification of the Regular Downtown Development Authority Meeting to be held Monday, October 22, 2018, immediately following the Regular Planning Commission Meeting, in the City Commission Chambers, 23925 Woodward Avenue, Pleasant Ridge, Michigan 48069. The following items are on the Agenda for your consideration:

DOWNTOWN DEVELOPMENT AUTHORITY MEETING

1. Meeting Called to Order.
2. Roll Call.
3. Consideration of the following minutes:
 - a. Regular Downtown Development Authority Meeting held Monday, July 23, 2018.

Commissioner #1: Mr. Chairman, I move the minutes of the Regular Downtown Development Authority Meeting held Monday, July 23, 2018, be approved, as presented.

Commissioner #2: Second.

Motion by_____ Second by_____

Notes_____

4. **PUBLIC DISCUSSION** – Items not on the Agenda.

Notes_____

5. City Manager's Report.

Notes_____

6. Other Business.

Notes

7. Adjournment.

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23925 Woodward Avenue
Pleasant Ridge, Michigan 48069

Downtown Development Meeting July 23, 2018

Having been duly publicized, Chairman Treuter called the meeting to order at 7:06 p.m.

Present: Commissioners Martin-Campbell, McAuliffe, McCutcheon, Stiffman, Treuter, Corrigan, Wilkinson, McCoy.
Also Present: City Manager Breuckman, City Commission liaison Perry.
Absent: Commissioner Schlesinger.

Minutes

DDA-2018-1534

Motion by Commissioner McCoy, second by Commissioner McAuliffe, that the minutes of the Regular Downtown Development Authority meeting held Monday, April 23, 2018, be approved.

Adopted: Yeas: Commissioner McCoy, McAuliffe, Martin-Campbell, Wilkinson, McCutcheon, Stiffman, Corrigan, Treuter.
Nays: None.

Chariot

City Manager Breuckman discussed the Chariot program in conjunction with the City of Ferndale. Last year the DDA earmarked \$5,000 towards the project. The City of Ferndale is requesting the City of Pleasant Ridge reconfirm the monetary commitment. At the July City Commission meeting, the City Commission reconfirmed a \$5,000 commitment towards the project contingent upon the DDA reconfirming commitment. The total commitment from the City of Pleasant Ridge is \$10,000. The City of Pleasant Ridge's commitment is a small portion of the total project. The City of Ferndale is bearing much of the cost. An analysis of the benefit will be done at a later date, once data can be obtained regarding ridership etc. The City Manager has a meeting with the City of Ferndale regarding the program on August 2nd. The plan is to debut the program during the 2018 Arts, Beats and Eats event.

DDA-2018-1535

Motion by Commissioner Martin-Campbell, second by Commissioner McAuliffe, that the Pleasant Ridge Downtown Development Authority allocate \$5,000 towards the Chariot Local Area Transit Program.

Adopted: Yeas: Commissioner Martin-Campbell, McAuliffe, McCoy, Wilkinson, McCutcheon, Stiffman, Corrigan, Treuter.
Nays: None.

City Manager's Report

MDOT approved the Oakland Park/Sylvan/Woodward intersection concept project. Survey work has begun to create the actual plan for the project. If the project advances, the work will begin with MDOT's 2019 construction period.

100th Anniversary Celebration planning will likely begin in September.

With no further comments or discussion, Chairman Treuter adjourned the meeting at 7:57 p.m.

Chairman Treuter

Martha Schlesinger, Secretary



City of Pleasant Ridge

James Breuckman, City Manager

From: Jim Breuckman, City Manager
To: Planning Commission
Date: October 18, 2018
Re: Zoning Ordinance Amendment Request - SDM Sales Hours

Overview

Mr. Sunny Singh, the owner of the Sunoco Station at 23701 Woodward is requesting that the City amend the Zoning Ordinance to allow the sales of SDM packaged liquor (beer and wine only) from 8 am until midnight. Currently, SDM sales are limited to the hours of 9 am until 10 pm.

Background

The Planning Commission approved a special use permit for the sale of package liquor at the Sunoco Station this past spring. Prior to that approval, the Zoning Ordinance was amended by the City Commission after a recommendation by the Planning Commission to remove a clause in the Ordinance that prohibited SDM package liquor sales at automotive service stations.

Mr. Singh had mentioned his desire to expand the permitted sales hours during the initial approval process. City staff advised that we retain the 9 am to 10 pm hours and monitor if there were any impacts from the sale of beer and wine at the Sunoco station for a period before considering expanding the hours.

With about half a year of experience behind us, we have not experienced any issues with beer and wine sales at the Sunoco station. The police have not experienced any significant increase in calls for service to the Sunoco station compared to prior periods of time, and we have not had any calls for service specifically related to the sale of beer and wine at the station.

Given that there has been no recorded or known negative community impact due to beer and wine sales at the Sunoco Station, staff has no reason to oppose or recommend against this request.

Process

The process to allow the expanded beer and wine sales requires an amendment to the Zoning Ordinance. This requires a public hearing before the Planning Commission, who will then make a recommendation to the City Commission. The City Commission then makes the final decision on the proposed amendment.

Section 82-197(b)(9) currently restricts the sale of packaged liquor to the hours of 9 am until 10 pm. I have attached a sample ordinance amendment. If the Planning Commission is amendable to moving forward

with this amendment, we will schedule a public hearing for the Commission's regular January meeting, or we could hold a special meeting in early December to consider the request.

Requested Action

Planning Commission consideration of the property owner's request, and a decision to proceed to a public hearing for the ordinance amendment, or not.

Sunny's Food Mart, Inc.

23701 Woodward Avenue
Pleasant Ridge, Michigan 48069

Phone: (248) 207-3933

Facsimile: (248) 398-4595

Email: sunny007@me.com

August 23, 2018

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

RE: Change of alcohol sale times.

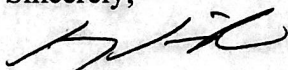
Dear Jim,

It has been several months since I acquired my liquor license to sell packaged beer and wine at my location. Although it has had a great response with the community, the permitted sale times have been questioned by a lot of customers. We get a lot of requests to sell after 10pm and unfortunately, I am currently unable to do so.

As you know, we have had zero issues since acquiring the liquor license and have strictly enforced the time restrictions as stated in the ordinance. I am respectfully requesting that the time frame to sell alcohol be changed to 8am to 12am daily. I am asking for additional 3 hours daily. I do not see any potential problems that could arise from increasing the time slot and hope that you agree with me.

Please let me know what steps need to be taken to apply for the change of alcohol sale times. I look forward to hearing from you soon.

Sincerely,



Sunny Singh
Sunny's Food Mart, Inc.

CITY OF PLEASANT RIDGE
Ordinance No ____

AN ORDINANCE TO AMEND THE CITY OF PLEASANT RIDGE CODE OF ORDINANCES, CHAPTER 82 – ZONING.

THE CITY OF PLEASANT RIDGE ORDAINS:

Section 1.

The following sections of Chapter 82, Zoning, of the Pleasant Ridge City Code are amended as follows:

Section 82-197(b)(9), Automobile Service Stations and Oil Change Establishments, is amended to read as follows:

- c. Hours of operation shall be between 8:00 am and midnight. ~~9:00 a.m. and 10:00 p.m.~~

Section 2. Severability

Should any provision or part of this Article be declared by any court of competent jurisdiction to be invalid or unenforceable, the same shall not affect the validity or enforceability of the balance of this Article, which shall remain in full force and effect.

Section 3. Repealer

All other ordinances or parts of ordinances in conflict with this ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Savings clause

Nothing in this Article shall be construed to affect any suit or proceeding pending in any court or any rights acquired or any liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 8 of this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this Ordinance.

Section 5. Effective Date

This Ordinance shall become effective seven days after publication of a notice of adoption, as provided by law.

Section 6. Adoption

This Ordinance is hereby declared to have been adopted by the Pleasant Ridge City Commission at a meeting duly called and held on the ____ day of ____, 20__, and ordered to be given publication in the manner prescribed by law.



Amy M. Drealan, City Clerk

Planning Commission Public Hearing:
Planning Commission Recommendation: ...
City Commission Introduction:
City Commission Public Hearing:
City Commission Adoption:
Published:
Effective: