



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

City Commission Meeting August 9, 2022

Having been duly publicized, Mayor Scott called the meeting to order at 7:30pm.

Present: Commissioners Budnik, Lenko, Perry Schmier, Mayor Scott.
Also Present: City Manager Breuckman, City Attorney Need, City Clerk Allison.
Absent: None.

Public Discussion

Deb Hemmye, Huntington Woods Library Director, gave a brief report of upcoming events and purchases related to the Huntington Woods Library.

Governmental Reports

None

City Commission Liaison Reports

Commissioner Budnik – Recreation Commission. Discussed events for the remainder of the summer. Next meeting October 26th.

Commissioner Lenko – Ferndale Public Schools. July 27th meet the superintendent event was well attended. School Board Meetings are available on YouTube and online and are held the last Monday of the month. Discussion regarding the relocation of the toddler playground area during the transition from an elementary school site to the CASA site.

Commissioner Perry – Planning/DDA. No meeting. Next meeting October 24th, July 25th meeting is cancelled. Will consider drive-through moratorium and discuss future planning.

Commissioner Schmier – Historical Commission. No meeting held since last meeting. Discussed museum opening times, pewabic tile sales.

Consent Agenda

22-3571

Motion by Commissioner Perry, second by Commissioner Schmier, that the Consent Agenda be approved.

Adopted: Yeas: Commissioners Perry, Schmier, Budnik, Lenko, Mayor Scott.
Nays: None.

Skymint Marijuana License Application

Breuckman gave a brief overview of the project. City Commission adopted an ordinance to allow two facilities within the city limits. One license has been approved, this applicants project is a request for the second license. Applicant has provided additional information since their original request in May 2022. Nathan Kark, Skymint, provide additional information requested by the City in May. Updated site plan to comply with City feedback to improve traffic flow, exceed parking requirements as required by the City, amended local operations agreement and declaration of

restriction and parking easement. Michael Darga, Giffels/Webster, detailed the traffic study and the proposed parking plans. John Wilk, 23680 Woodward, concerns with traffic in alleys and in the neighborhood, believes it will be challenging if this business is allowed to open, how are the residential properties across the alley in Ferndale being impacted, would like City to wait for other establishment to open and evaluate. Breuckman discussed impact to Ferndale property owners. Ordinance is written to protect Pleasant Ridge residents. Hertz will not be a tenant in the location if Skymint is approved per Kark. Joe Papelian, 6 Woodward Heights, believe that his property is within the 200 ft radius. Breuckman has confirmed the measurements to the apartment building. Believes the traffic study will not be accurate. Had issues with Hertz rental car business in the past, glad they will not be there. Concerned about alley traffic, does not want entrance/exit in the alley. Cheri Belton and Kelley Sadler, 3 Woodward Heights, concerns with traffic on Woodward Heights. Believes this will add to the traffic problems on the street that has not been fixed yet. Perry concerned about the signage and getting customers into the parking lot. Kark distributed proposed signage for entry and exit. Perry questioned if Skymint would assist Papelian with fencing or boundary definition. Jeff Hand, 8 Oxford, regarding curb cut, Need reiterated that access to an alley is allowable to any property owner, owners have property rights to that area.

22-3572

Motion by Commissioner Perry, second by Commissioner Budnik, that the City of Pleasant Ridge award a marijuana retailer and provisioning center license to District Park LLC (Skymint) subject to the following conditions:

1. That the directional entrance sign be moved to SW corner of building and illuminated.
2. That the rear entrance be improved to carry the design aesthetic of the front and that those be addressed with final site plan approval.
3. That the applicant will work with the abutting property owner in Ferndale to install a fence, as mutually agreed upon.
4. That the applicant execute the operating agreement and parking declaration.

Adopted: Yeas: Commissioners Perry, Budnik, Lenko, Schmier, Mayor Scott.
Nays: None.

Cork Liquor License

Breuckman indicated this item was postponed from the June meeting. There are license issues between the property owner and the license holder. The license holder has placed the liquor license in escrow. Need indicated the City Commission has some options regarding this issue. Patrick Sheehan, husband of one of the liquor license holders, stated the liquor license holders are at an impasse regarding the sale of the license. Lenko discussed the potential exposure if the City assists the building owner. Need indicated that a letter can be sent since the liquor license owner demanding the license be removed from escrow and returned to the City. There is a potential for a lawsuit by the license owner if the City removes the license from escrow. Kelly Walsh, property owner, no lawsuits have been filed as of this time. Lawyers for both parties have been talking, but they are at an impasse. Breuckman discussed a DDA redevelopment liquor license.

22-3573

Motion by Commissioner Lenko, second by Commissioner Budnik, that the City Commission direct City Staff to send a gentle fact-finding letter to the involved parties of the dispute on this matter and that Staff also explore a DDA redevelopment liquor license.

Adopted: Yeas: Commissioners Lenko, Budnik, Perry, Schmier, Mayor Scott.
Nays: None.

Drive-through Moratorium

22-3574

Motion by Commissioner Perry, second by Commissioner Budnik, the City Commission establish a moratorium on requests for approval for drive-through facilities for a period of six months to consider any possible Zoning Ordinance amendments.

Adopted: Yeas: Commissioners Perry, Budnik, Lenko, Schmier, Mayor Scott.
 Nays: None.

City Manager's Report

Bids for Woodward project without green infrastructure work were closer to engineering estimate. Consumers project has wrapped up. Wall damage at service drive and Ridge Rd, MDOT is aware and will be working on it. Open burn is allowed in the City.

Other Business

Chris Kogut, 12883 Sherwood, working with Cork to try to get the business running, questions about the operating agreement and the license being put into escrow. Need commented on City options. Budnik announced Fall Harvest Event to be held 9/23/2022 6pm pleasantridgefoundation.org for tickets.

With no further business or discussion, Mayor Scott adjourned the meeting at 9:46pm.

Mayor Bret Scott

Amy M. Allison, City Clerk