



Department of Planning and Economic Development

Staff Report to the Planning Commission September 16 2021

Bitter Tom's Manufacturing, LLC

REQUEST	Conditional Use Recommendation
APPLICANT	Tom Bosley Bitter Tom's Manufacturing, LLC 139 Glendale Ct. Rochester, MI 48307
LOCATION	2937 Waterview Dr. Between Auburn Rd. & Adams Rd., west of Leach Rd.
FILE NO.	21-023
PARCEL NO.	15-30-377-011
ZONING	REC-W, Regional Employment Center - Workplace
STAFF	Kristen Kapelanski, AICP, Manager of Planning

Summary

The applicant has filed for a Conditional Use Permit to operate a tasting room in conjunction with distilling of spirits. Alcoholic beverage sales for on premises consumption, accessory to a permitted use, requires a Conditional Use permit in the REC-W district.

The applicant's provided letter gives some background information and provides details of their operation as follows:

- They currently occupy approximately 10,000 sq. ft. of office and warehouse space.
- The hours of operation for the tasting room will be 9:00 a.m. – 6:00 p.m. Monday through Saturday.
- They are licensed for the production of spirits as a Small Distiller for this location.
- The request will allow the business to provide tours of the facility while allowing customers to taste the spirits during and after the tour.



A letter from the landlord is also provided supporting the use at their location.

Alcoholic beverage sales for on premises consumption are permitted in the REC-W district as a conditional use after Planning Commission recommendation and City Council approval. The existing building is surrounded by REC zoning and industrial uses.

General Requirements for Conditional Uses

Per Section 138-2.302 of the Zoning Ordinance, there are five areas of consideration for the Planning Commission to regard in the discretionary decision of a conditional use. Each of the criterion are listed below in italics, followed by staff comments on the proposed conditional use's compliance with each.

1. *Will promote the intent and purpose of (the Ordinance).* The REC-W does support and promote this type of use.
2. *Will be designed, constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use and the community as a whole.* The physical appearance of the building will remain the same, and no structural changes will be made to the outside of the building.
3. *Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, refuse disposal, or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service.* The space has been served adequately by all City services as it is not a new facility. Any demands placed on the public infrastructure are already accounted for by previous use of this facility.
4. *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.* There will be no detrimental, hazardous or disturbing activity to the existing or future neighboring uses, persons, property or to the public welfare. Activities will occur indoors and other industrial activities are the closest uses.
5. *Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.* There will be no additional requirements at a public cost for public facilities and services that would be detrimental to the economic welfare of the community.

The conditional use was noticed for a public hearing, and staff has not received any comments or concerns.

Summary

As part of the review for this project, the plans and supplemental documentation have been reviewed by staff. If the Planning Commission agrees that allowing alcoholic beverage sales for on premises consumption will be harmonious and compatible with the surroundings, below is a motion for consideration:

Motion to Recommend Approval of a Conditional Use

MOTION by _____, seconded by _____, in the matter of City File No. 21-023 (Bitter Tom's Manufacturing, LLC), the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to allow sales for on premises alcoholic beverage consumption, based on documents dated received by the Planning Department on August 3, 2021 with the following findings.

Findings

1. The proposed use will promote the intent and purpose of the Zoning Ordinance.
2. The building has been designed and is proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.
3. The proposal should have a positive impact on the community as a whole and the surrounding area by further offering jobs.
4. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal.
5. The proposed development should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
6. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

Conditions

1. City Council approval of the Conditional Use.
2. Public hours of operation for the tasting room will be between 9:00 a.m. – 6:00 p.m. Monday through Saturday.

Attachments: Conditional use request documentation and Notice of Public Hearing