

UNFINISHED BUSINESS

2022-0424

Public Hearing and Request for Conditional Use Recommendation - File No. PCU2022-0007 - to allow alcoholic beverage sales for on-premises consumption for Modern Craft Winery to take place within A/R Workshop, 882 S. Rochester Rd., zoned B-2 General Business District with an FB Flexible Business Overlay, Parcel No. 15-15-476-026, Thomas Nixon, Modern Craft Winery LLC, Applicant

Chairperson Brnabic introduced the item for the conditional use request to allow alcoholic beverage sales for on-premises consumption for Modern Craft Winery to take place within A/R Workshop, 882 S. Rochester Rd., zoned B-2 General Business District with an FB Flexible Business Overlay, Parcel No. 15-15-476-026. She explained that the applicant, Thomas Dixon with Modern Craft Winery, is not in attendance tonight.

Mr. McLeod explained that at the November meeting the applicant was unable to attend. He said that the applicant said that they are having issues with their license transfer with the Liquor Control Commission and they have requested additional time for this request. He said that since the applicant's timeframe is unknown he suggests that the Commission postpone this request indefinitely.

Mr. Dettloff asked if the particular issue is known.

Mr. McLeod responded that it appears that the State is questioning the application due to the number of licenses that have been issued to that particular winery.

Chairperson Brnabic noted that the formal public hearing for this request was held at the November 15 meeting, and said there have been no speakers cards received tonight and asked if anyone would like to speak on this item. Hearing no one she said she would look for a motion to recommend postponement.

Ms. Neubauer moved the motion in the packet to postpone indefinitely the Conditional Use request, which was seconded by Mr. Struzik.

After the voice vote, Chairperson Brnabic announced that the motion passed unanimously.

A motion was made by Neubauer, seconded by Struzik, that this matter be Postponed. The motion carried by the following vote:

Aye 9 - Bowyer, Brnabic, Denstaedt, Dettloff, Gallina, Hooper, Neubauer, Struzik and Weaver

NEW BUSINESS

2022-0573

Public Hearing and Request for Conditional Use Recommendation - File No. PCU2021-0015 - to operate a drive-through as accessory to a permitted use for the proposed redevelopment of vacant residential structures and Alex's restaurant as a Chick Fil-A restaurant with an accessory drive through along with a proposed second phase of development for a separate retail building on the northern portion of the site, 3178 and 3200 S. Rochester Rd., located on the west side of Rochester Rd., north of Hickory Lawn Rd., zoned B-2 General Business with an FB Flex Business Overlay and R-3 One Family Residential, Parcels 15-34-227-017, 15-34-227-039 and 15-34-227-040, Brandon Schram, Rochester Hills Retail Management II LLC, Applicant

Chairperson Brnabic introduced the request to operate a drive-through as accessory to a permitted use for the proposed redevelopment of vacant residential structures and Alex's restaurant as a Chick Fil-A restaurant with an accessory drive through along with a proposed second phase of development for a separate retail building on the northern portion of the site, 3178 and 3200 S. Rochester Rd., located on the west side of Rochester Rd., north of Hickory Lawn Rd., zoned B-2 General Business with an FB Flex Business Overlay and R-3 One Family Residential, Parcels 15-34-227-017, 15-34-227-039 and 15-34-227-040. She asked the applicants to come to the front table.

Present for the applicant were John Gaber, attorney for Alrig USA, Justin Lurk with Chick Fil-A, Jacob Swanson with Fleis & Vandenbrink, Mitch Harvey with Stonefield Engineering, and Jordan Chapman with Alrig USA.

Chairperson Brnabic explained that the applicant failed to install the conditional use sign required by the ordinance fifteen (15) days prior to the public hearing. She noted that this is the Commission's first review for this proposed development, and since the applicant did not meet the sign requirements the Commission will not be taking any action tonight other than a postponement. She said that she will hold the advertised public hearing to allow residents the opportunity to comment, express their concerns, and ask questions. She said that the Chick Fil-A requests can be rescheduled to the January 17th meeting unless the applicant chooses a later date. She said that another advertised public hearing will also take place. She noted that the agenda and packet materials are available on the website the Wednesday evening the week prior to any scheduled meeting.

Chairperson Brnabic explained the city's review process in that an applicant submits a proposed site plan to the City's Planning and Economic Development Department for review. A technical review takes place from professional City