



Department of Planning and Economic Development

Staff Report to the Planning Commission December 13, , 2022

Modern Craft Winery within A/R Workshop Conditional Use

REQUEST	Conditional Use Recommendation
APPLICANT	Mr. Thomas Nixon Modern Craft Winery, LLC 108 S. Mackinac Road Au Gres, MI 48703
LOCATION	882 S. Rochester Road, west side of Rochester Road, north of Avon Road
FILE NO.	PCU2022-0007
PARCEL NO.	15-15-476-026
ZONING	B-2 General Business District with an FB Flexible Business Overlay
STAFF	Sara Roediger, Planning and Economic Development Director Chris McLeod, AICP, Planning Manager

Summary

The applicant has filed for a Conditional Use Permit to allow for alcoholic beverage sales for onsite liquor consumption at the new location for Modern Craft Winery to operate a wine tasting room within the existing tenant space at A/R Workshop.

At the November 15th, 2022 regular Planning Commission meeting, the Planning Commission postponed action on the subject application specifically to the December 13th, 2022 meeting at the applicant’s request. The applicant has requested the item be postponed again due to potential issues obtaining a license through the Michigan Liquor Control Commission (MLCC). The applicant has not officially withdrawn their application but rather has requested additional time to review the matter with their legal counsel and have additional conversations with the State. Since the item was postponed specifically to the December 13th agenda, the item cannot be removed from the agenda and therefore requires Planning Commission action. The Planning Commission should open the public hearing if anyone is in attendance who wishes to comment on the application, and due to the uncertainty of when the applicant may resolve the issues with the State, staff does not recommend postponing the item to a specific Planning Commission meeting date, but rather postponing action on the application indefinitely and re-noticing the item should be brought back to the Planning Commission for consideration.

Motion to Recommend Approval of a Conditional Use

MOTION by _____, seconded by _____, in the matter of File No. PCU2022-0007 (Modern Craft Winery, LLC), the Planning Commission **postpone indefinitely** the **Conditional Use** to allow sales for on premises alcoholic beverage consumption pursuant to the applicant’s written correspondence.