



Plymouth Liquor License Review Committee Meeting Agenda

Tuesday, February 21, 2023 6:30 p.m.

Plymouth City Hall 201 S. Main St. Plymouth, MI 48170

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-483-1234
Fax 734-455-1892

The public is invited to join the meeting in person or online via Zoom.

<https://us02web.zoom.us/j/85775684689>

Passcode: 872303

Webinar ID: 857 7568 4689

1. Call to Order
2. Roll Call
3. Approval of Minutes of the November 7, 2022, LLRC Meeting
4. Transfer of Stock Interest for G.I.Poros, Inc. by Adding Stockholders on the License
5. Adjournment



City of Plymouth

LLRC Meeting Minutes

November 7, 2022 6:15 p.m.
Plymouth City Hall

201 S. Main
Plymouth, Michigan 48170-1637

Phone 734-453-1234
Fax 734-455-1892

1. CALL TO ORDER

Mayor Pro Tem Suzi Deal called the meeting to order at 6:15 p.m.

2. ROLL CALL

PRESENT: Commissioners Alanna Maguire and Kelly O'Donnell, Mayor Pro Tem Suzi Deal

ALSO PRESENT: City Manager Paul Sincock, City Attorney Bob Marzano

3. APPROVAL OF MINUTES

Maguire offered a motion, seconded by O'Donnell, to approve the minutes of the July 5, 2022 meeting.

MOTION PASSED 3-0

4. CONSIDER ADDING TWO ADDITIONAL LICENSES IN THE DDA

Sincock provided an overview of the ordinance change recommendation.

Don Soenen, 46040 W. Ann Arbor Trail, said additional licenses could accelerate retail establishments leaving the downtown and exacerbate the parking problem.

Scott Lorenz, 1316 Maple St., said more liquor licenses doesn't fit in the vision of the town.

Robert Mengel, 1293 S. Harvey, said some of the current licenses are shared by multiple businesses and that he would like a work group to look into changing the ordinance.

LLRC members spoke about economic development, visioning, and the City's master plan, as well as the police chief's report stating no objection to additional licenses.

The following resolution was offered by O'Donnell and seconded by Maguire.

WHEREAS The City of Plymouth has a Liquor Management Ordinance to help protect the public health, safety, and welfare. This ordinance limits the amount of state liquor licenses that are allowed in the city; and

WHEREAS The City Commission on October 17, 2022, did determine that they wanted to expand the number of liquor licenses allowed in the B-2 Zoning District by two; and

WHEREAS The Local Liquor License Review Committee is required to review proposed changes and to make a recommendation to the City Commission regarding changes in the liquor management ordinance.

NOW THEREFORE BE IT RESOLVED THAT the Local Liquor License Review Committee (LLRC) of the City of Plymouth does hereby recommend to the City Commission that they adopt three changes in the Liquor Management Ordinance to allow a total of 18 liquor licenses in the DDA or the B-2, Central Business District Zoning, this includes changes to Section 6-33, subsections b, d, and f.

6-33, subsection b – shall add two additional licenses and shall read as follows:

(b) Within the B-2, central business district, as indicated on the city zoning map, the city shall have a cap or total of not more than 18 ~~(16)~~ state standalone liquor licenses of any type of on-premises retail licenses that would allow for the service of any alcohol (beer wine spirits) by the glass or for consumption on premises of any establishment. This section would not apply to non-stand-alone state licenses.

6-33, subsection d – shall add two additional licenses and shall read as follows:

(d) The city commission shall not recommend to the state liquor control commission the approval of any on-premises retail liquor license in excess of 18 ~~(16)~~ within the B-2 district as outlined here.

6-33, subsection f – shall add two additional licenses and shall read as follows:

(f) The city shall conduct an annual review of all 30 ~~(28)~~ premises retail liquor licenses within the B-1, B-2, B-3, and ARC zoning districts in accordance with the liquor management ordinance. This review shall be conducted by the local liquor license review committee and a recommendation shall be forwarded to the city commission.

MOTION PASSED 3-0

5. ADJOURNMENT

O'Donnell offered a motion, seconded by Maguire, to adjourn the meeting at 6:35 p.m.

MOTION PASSED 3-0



LLRC - Administrative Recommendation

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

To: Liquor License Review Committee
From: Paul J. Sincoc, City Manager
CC: *S:\Manager\Sincoc Files\Memorandum - LLRC Transfer of Stock G I Poros Inc - Greek Islands 02-21-23.docx*
Date: February 7, 2023
RE: Transfer of Stock for Greek Islands – G.I. Poros, Inc.

Background

We have received an application for a Transfer of Stock for G.I. Poros, Inc., also known as Greek Islands. As a result of the application we have posted and mailed a notice of a Public Hearing before the City Commission for Tuesday, February 21, 2023 at City Hall.

The State is working on the transfer of stock and NO local unit of government action is required by the State. Our local Liquor Management Ordinance does require a review by the LLRC and City Commission approval, but we have no reason to deny the change.

An Administrative Review has been completed and the Police Department has signed off on the review. All fees for the review and transfer have been paid in accordance with the Liquor Management Ordinance.

We have attached the information that has been provided by the applicant as additional background information. This is a change in the stock ownership by changing the percentage of some stockholders and adding additional stockholders.

The City Liquor License Review Committee will present their recommendation to the City Commission on Monday night.

RECOMMENDATION:

The City Administration has reviewed the application and the proposed establishment and finds that it meets the administrative requirements of the Liquor Management Ordinance. The LLRC must now review the application as it applies to the various requirements of the Ordinance and develop a recommendation to the Plymouth City Commission. The MLCC may or may not consider input from the City as it relates to their approval of the stock transfer.

We have attached a proposed Resolution for the LLRC to consider regarding this matter.



STATE OF MICHIGAN

DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

GRETCHEN WHITMER
GOVERNOR

ORLENE HAWKS
DIRECTOR

Thursday, December 22, 2022

Joseph Shallal, Attorney
c/o G.I. POROS, INC.
joeshallal@momshlaw.com

RID # RQ-2211-13966 **Reference/Transaction:** Transfer stock interest by adding Stefan G Stefanakis, David Szary, and Gezim Merdani as stockholders; and as a result, existing stockholder George Stefanakis will hold 20 shares of stock, new stockholder Stefan G Stefanakis will hold 30 shares of stock, new stockholder David Szary will hold 20 shares of stock, and new stockholder gezim Merdani will hold 10 shares of stock (03.01.2022)

Please let this letter serve as notice the Michigan Liquor Control Commission has referred your application to our Enforcement Division for investigation of your request.

Applicant/Licensee: G.I. POROS, INC.

Business address and phone number: 306 S Main St, Plymouth, MI 48170-1604 in Plymouth City in Wayne County

Home address and phone number of partner(s)/subordinates:

Stefan Stefanakis; 6334 Brandord Dr West Bloomfield MI 48170; Business: 734-335-6303; Cell: 248-790-0837
Gezim Merdani; 746 Superior Pkwy Westland MI 48185; Business: 734-335-6303; Cell: 734-578-4948
David Szary; 1107 West Ann Arbor Trl Plymouth MI 48170; Business and Cell: 313-600-9815

As part of the licensing process, an investigation is required by the Michigan Liquor Control Commission Enforcement Division. The Enforcement investigation will be conducted from the following designated District Office:

Southfield District Office (313) 456-1170

You may contact your designated District Office regarding any appointments or questions on documentation requested by the Investigator. **Failure to provide requested information or to keep scheduled appointments will cause the application to be returned to the Lansing office for cancellation.**

Since this request is a transfer under MCL 436.1529(1), approval of the local unit of government is not required. However, a copy of this notice is also being provided to **Local Governmental Unit** should they wish to submit an opinion on the application or advise of any local non-compliance issues.

Under administrative rule R 436.1105, the Commission shall consider the opinions of the local residents, local legislative body, or local law enforcement agency with regard to the proposed business when determining whether an applicant may be issued a license or permit.

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. The licensee must obtain all other required state and local licenses, permits, and approvals before using this license for the sale of alcoholic liquor. Approval of this license by the Michigan Liquor Control Commission does not waive any of these requirements.

MICHIGAN LIQUOR CONTROL COMMISSION
Retail Licensing Division
(866) 813-0011

cc: G.I. POROS, INC. stefanakis329@gmail.com; gmerdani20@gmail.com; dszary@roquetalent.com
PLYMOUTH CITY clerk@ci.plymouth.mi.us

MICHIGAN LIQUOR CONTROL COMMISSION
PAT GAGLIARDI, CHAIR
525 W. Allegan St. • P.O. BOX 30005 • LANSING, MICHIGAN 48909
www.michigan.gov/lcc • 866-813-0011

NOTICE OF PUBLIC HEARING

CITY OF PLYMOUTH CITY COMMISSION WILL HOLD A PUBLIC HEARING IN ACCORDANCE WITH LIQUOR MANAGEMENT ORDINANCE

PLEASE TAKE NOTICE THAT a public hearing shall be held before the City Commission of the City of Plymouth on **Tuesday, February 21, 2023 at 7:00 p.m. at the regular meeting of the Plymouth City Commission at the Plymouth City Hall, 201 S. Main, Plymouth, Michigan.** The Public Hearing will consider the following:

- 1) Transfer of Stock Interest for G.I. Poros, Inc. by adding stockholders on the license.**

This is a public meeting and any interested person is invited to attend at the place and time stated.

THERE WILL BE A MEETING OF THE LOCAL LIQUOR LICENSE REVIEW COMMITTEE (LLRC) PRIOR TO THE PUBLIC HEARING TO MAKE A RECOMMENDATION TO THE CITY COMMISSION. The LLRC meeting will take place at the PLYMOUTH CITY HALL, 201 S. Main, Plymouth, MI 48170 at 6:30 p.m. on Tuesday, February 21, 2023.

Maureen Brodie
City Clerk

Posted: City Hall
Cultural Center
Public Library



City of Plymouth Liquor License Review Committee Application

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-189

I. Property Owner and Contact Information

Business Address 306 South Main Street, Plymouth, MI 48170	Date of Application 12/29/2022
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Name of Property Owner 306 South Main, LLC	Phone Number	Email Address (Required) gsstafanakis@aol.com		
Property Owner Address 6334 Branford Drive	City West Bloomfield	State MI	Zip Code 48322	

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.		<input checked="" type="checkbox"/> Business Owner	<input type="checkbox"/> General Manager	<input type="checkbox"/> Other
Applicant Name G.I. Poros, INC	Phone Number 248-790-0837	Email Address (Required) stefanakis329@gmail.com		
Applicant Address 306 S. Main Street	City Plymouth	State MI	Zip Code 48322	

III. Liquor License

Please list name, address, and type of license as it appears on the current liquor license

Name G.I. Poros, INC	Type of License Class C		
Address 306 S. Main Street	City Plymouth	State MI	Zip Code 48170

List all persons listed on the liquor license (partners)

George Stefanakis, Hristos Petrakis
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Please list the type of license that you are requesting

<input type="checkbox"/> New	<input type="checkbox"/> Transfer of ownership	<input checked="" type="checkbox"/> Other, please explain: Amend Stockholders
<input type="checkbox"/> Permit	<input type="checkbox"/> Transfer in the City	

Please list name, address, and type of license as proposed

Name G.I. Poros, INC	Type of License Class C		
Address 306 S. Main Street	City Plymouth	State MI	Zip Code 48170

List all persons listed on the proposed liquor license (partners)

George Stefanakis, Hristos Petrakis, Stefan Stefanakis, David Szary, Gezim Merdani

IV. Attachments – Please include the following items

Plan of operation (see example below if necessary)
Site plan, floor plan, and/or other applicable renderings
Receipt showing fees paid (see fee schedule below)

V. Applicant Signature

Signature of Applicant <i>George Stefanakis</i>	Date 1/19/2023
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VI. Fee Schedule

Class C or Private Club License:	
New license or transfer of ownership	\$600.00
Amend stockholders	\$300.00
Relocation of existing license (per person named on request)	\$300.00
Dance or entertainment permit	\$200.00
SDD/SDM:	
New license or transfer of ownership	\$400.00
Relocation of existing license (per person named on request)	\$300.00
Add or drop space on license	\$100.00
Special license and one-day permits	\$100.00

**CITY OF PLYMOUTH
CLASS C LIQUOR LICENSE OR TAVERN LICENSED BUSINESS
PLAN OF OPERATION**

G.I. Poros, INC
Business Name

Greek Islands Coney Restaurant
Doing Business As

306 S. MAIN STREET
Street Address

Preamble: I/we have received copies of Plymouth City Ordinances 2003-04, an Ordinance to Establish a General Policy for Liquor Licenses and Permits, understand its provisions and will be governed by them. The following Plan of Operation is developed in keeping with the spirit and intent of this Ordinance.

I. HOURS OF OPERATION: At present, our planned hours of operation will be

Sunday: 8 AM – 8 PM

Monday thru Saturday: 8 AM – 9 PM

Last call will be 30 minutes before closing and last service 20 minutes before closing.

II. FORMAT:

- a. The premises will be primarily operated as a full-service restaurant, offering dining; a full-service bar for clientele; full-service kitchen facility; providing for 149 seated patrons.
- b. It is agreed that we will not change the format or type of business without written approval of the City Commission. This includes changing from a full-service restaurant to a bar where food service is reduced, etc. The ratio of food sales to alcohol sales is anticipated to be 80% food / 20% drinks.

VII. CODE COMPLIANCE: The premises, when remodeled/completed, will fully comply with all applicable health, safety, building, sanitation, electrical, plumbing, and fire codes, as well as zoning requirements.

VIII. PLAN OF OPERATION: It is acknowledged that under Ordinance 2003-04(A), the business shall be operated in accordance with an approved Plan of Operation. Changing the operation of the business in any manner inconsistent with the approved Plan of Operation is a violation of the ordinance and the rules of the Liquor Control Commission. Any change to the Plan of Operation must be approved by the City Commission prior to it being placed into effect on the business premises.

IX. SECURITY: Security for the customers, building, and community is the first priority for the corporation, and as such, we will undertake whatever measures are necessary to maintain and supervise the expected level.

X. PARKING: Parking shall be provided as follows:

- a. The property located at 306 S. Main includes 3 units/uses. The first is the hair salon which requires 5 spaces, the second is the Ebenezer which requires 13 spaces, and the third is Greek Islands which requires 17 spaces. In total, 35 spaces

are required for these uses/units. This property has 13.5 parking credits. In 2019, the business owner opted to pay-in-lieu of providing parking on-site for the deficient 3.5 spaces. The required 17 spaces were met with that agreement.

XI. ALCOHOL MANAGEMENT: The establishment will strictly obey all rules and regulations promulgated by the City of Plymouth and the State of Michigan Liquor Control Commission. There will be neither service to nor consumption of alcoholic beverages by minors at any time. No alcohol will be sold, or permitted to be sold, on a commission basis by any person.

The following policies will be enforced at the establishment:

1. No alcoholic beverages will be allowed on the premises, other than what is dispensed by the establishment.
2. All staff will pay attention and be alert to observable clues displayed by an intoxicated individual, such as: impaired reflexes, impaired coordination, reduced judgment and inhibitions, impaired vision, etc.
3. All staff will be alert to potential problems at their respective areas at the facility.
4. All staff will be polite and courteous to the intoxicated individual(s) and will be knowledgeable as to when to request assistance from additional facility staff.
5. Patrons who appear to be 30 years of age or younger will be asked to show proper identification. Signage will be posted at serving locations. Patrons must produce proper identification.
 - 5.1.1 All patrons under 21 years of age, alcoholic beverage service will be refused.
 - 5.1.2 Staff shall check "State Seal" and other markings and check for damage or alterations to identification card.
 - 5.1.3 Staff will not return falsified identification cards and will call management immediately.
6. If a patron shows signs of intoxication, staff shall refuse service, politely explain policy, suggest non-alcohol purchase, and/or call for management, if necessary.
7. If a patron is purchasing on behalf of someone else who appears **less than 30 years old or younger**, staff is to request to see identification of recipient or contact supervisory personnel who will seek patron(s) out. Staff will refuse service to minors and will inform all parties involved that policy allows for ejection from premises if illegal activity has occurred.
8. Alcohol dispensing may be restricted to one of the following practices or any combination thereof:
 - No sales to intoxicated persons.
 - No sales without proper identification.
 - Limited alcoholic choices, if necessary.
 - When in doubt, do not serve. Call supervisor.
12. Observe all patrons leaving the property. No alcoholic beverages are allowed to leave the facility or property.

13. Staff is to approach any person appearing to be impaired and leaving the business to determine if they are driving. If so, staff is to attempt to persuade them not to drive and request a non-impaired companion to drive. If unable, staff will refer patron(s) to bus or taxi service.
14. Supervisory and management personnel will complete documentation of any alcohol-related incidents at end of event. Information will be disseminated accordingly.
15. The establishment fully participates in the Techniques in Alcohol Management Program and will continue such participation in that program or a similarly recognized program approved by the Plymouth Police Chief. TIPS/TAM certification for all employees shall be provided to the Chief of Police within 35 days after the date of hire.

XII. REFUSE DISPOSAL: The establishment will dispose of refuse in enclosed dumpster(s), with locked lids. Pickup will be a minimum of once per week. A water line with spigot will be provided to clean dumpster enclosure as necessary.

XIII. GENERAL: Every effort will be made to maintain positive relationships with adjacent and nearby businesses, as well as cooperation with all City departments. Every effort will be made to solve any problems which may arise.

XIV. EMERGENCY CONTACTS: George Stefanakis (734) 335-6303

XV. REFERENCE TO VALET SERVICE: Currently we are not expecting to need valet service. If we subsequently deem it necessary, we will first seek to obtain an agreement with the City of Plymouth for the operation of the valet service using its application process.

Date: January 19, 2023

G.I. Poros, Inc.
d/b/a Greek Islands Coney Restaurant

George Stefanakis
By: George Stefanakis, President

RESOLUTION OF THE LIQUOR LICENSE REVIEW COMMITTEE

It was moved by Member _____ and seconded by Member _____.

WHEREAS The City of Plymouth has a Liquor License Management Ordinance and this Ordinance requires that the Liquor License Control Committee (LLRC) review Any stock transfer related to a Liquor License, and

WHEREAS Through the Liquor Management Ordinance the City of Plymouth has made it a requirement that the local Unit of Government have input to all aspects of Liquor License Issues in The City of Plymouth, in order to protect the public health, safety and welfare And,

WHEREAS G.I. Poros Inc. has requested that the City Authorize a transfer of stock for this business, now commonly known as Greek Islands, and

WHEREAS The Local Liquor License Review Committee has reviewed the request and found that it does meet the criteria established in the Liquor License Management Ordinance.

NOW THEREFORE BE IT RESOLVED THAT the Local Liquor License Review Committee of the City of Plymouth does hereby recommend to the City Commission that the request from G.I. Poros, Inc. (Greek Islands) be granted to include the changes highlighted in the December 22, 2022 letter from the Michigan Liquor Control Commission to the City of Plymouth.