



Plymouth City Commission

Regular Meeting Agenda

Monday, March 17, 2025 7:00 p.m.
Plymouth City Hall & Online Zoom Webinar

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

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

Join Zoom Webinar: Mar 17 <https://us02web.zoom.us/j/83405662095>

Passcode:296809 Webinar ID: 834 0566 2095

1. **CALL TO ORDER**
 - a. Pledge of Allegiance
 - b. Roll Call

2. **APPROVAL OF MINUTES**
 - a. March 3, 2025 City Commission Regular Meeting Minutes

3. **APPROVAL OF THE AGENDA**

4. **ENACTMENT OF THE CONSENT AGENDA**
 - a. Approval of February 2025 Bills
 - b. Special Event: City of Plymouth Recreation Dept: Youth Soccer & T-Ball Practices – 3/24/25 – 10/31/25
 - c. Special Event: Knights of Columbus Tootsie Roll Drive – 4/11/2025 & 4/12/2025
 - d. Special Event: Glover Agency Easter Egg Hunt – 4/13/2025
 - e. Special Event: Michigan Philharmonic Youth Orchestra – 6/3/25
 - f. Special Event: Yoga in the Park – 6/11/25, 7/9/25, 8/6/25
 - g. Special Event: Good Morning USA Parade – 7/4/25

5. **CITIZEN COMMENTS**

6. **PUBLIC HEARING**
 - a. Annual Review of Liquor Licenses - Renewal, Non-Renewal, Revocation

7. **COMMISSION COMMENTS**

8. **OLD BUSINESS**

9. **NEW BUSINESS**
 - a. Starkweather Subdivision Amendment to Planned Unit Development (PUD) Agreement
 - b. Liquor License Ordinance and Cap Review & Discussion Only
 - c. Annual Marijuana Review

10. **REPORTS AND CORRESPONDENCE**
 - a. Liaison Reports
 - b. Appointments

11. ADJOURNMENT

Consent Agenda- The items on the Consent Agenda will be approved by one motion as Agenda Item #4. There will be no separate discussion of these items unless a Commissioner or citizen so requests, in which case that item will then be placed on the regular agenda.

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues for items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

Meetings of the City of Plymouth are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, disability, or any other trait protected under applicable law. Any individual planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) should submit a request to the ADA Coordinator at 734-453-1234 ext. 234 at least two working days in advance of the meeting so an attempt can be made to make reasonable accommodations. The request may also be submitted via mail at 201 S. Main St. Plymouth, MI 48170, or email to 5.

City of Plymouth Strategic Plan 2022-2026

GOAL AREA ONE - SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35th District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

1. Create a 5-year staffing projection
2. Review current recruitment strategies and identify additional resources
3. Identify/establish flex scheduling positions and procedures
4. Develop a plan for an internship program
5. Review potential department collaborations
6. Hire an additional recreation professional
7. Review current diversity, equity, and inclusion training opportunities
8. Seek out training opportunities for serving diverse communities

GOAL AREA THREE - COMMUNITY CONNECTIVITY

OBJECTIVES

1. Engage in partnerships with public, private and non-profit entities
2. Increase residential/business education programs for active citizen engagement
3. Robust diversity, equity, and inclusion programs
4. Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

1. Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
2. Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
3. Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
4. Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
5. Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
6. Modernize and update zoning ordinance to reflect community vision
7. Implement Kellogg Park master plan

"The government in this community is small and accessible to all concerned."

-Plymouth Mayor Joe Bida

November 1977



City of Plymouth
City Commission Regular Meeting Minutes
Monday, March 3, 2025, 7:00 p.m.
Plymouth City Hall 201 S. Main Street

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

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

1. CALL TO ORDER

a. Mayor Suzi Deal called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

b. Roll Call

Present: Mayor Suzi Deal, Mayor Pro Tem Colleen Pobur, Commissioners Linda Filipczak, Jennifer Kehoe, Alanna Maguire, Brock Minton

Excused: Nick Moroz

Also present: City Manager Paul Sincock, City Attorney Jeff Schroeder, and various members of the city administration

c. Mayor Suzi Deal read a proclamation acknowledging Women's History Month

2. APPROVAL OF MINUTES

Pobur offered a motion, seconded by Minton to approve the February 18, 2025 City Commission Regular Meeting Minutes.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

3. APPROVAL OF THE AGENDA

Filipczak offered a motion, seconded by Kehoe to approve the agenda for the March 3, 2025 meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

4. ENACTMENT OF THE CONSENT AGENDA

Minton offered a motion, seconded by Maguire to approve the Consent Agenda for the March 3, 2025 meeting.

a. Special Event: Spring Fever in the Park 2025, 3/27 to 5/6

b. Special Event: Ghosts of Plymouth Walk, 4/26/2025

c. Special Event: Farmers Market, Saturdays in 2025 May 10,17,24,31 June 7,14,21,28
July 5,12,19,26 Aug 2,9,16 23,30 Sept 6,13,20,27 Oct 4,11,18,25

d. Special Event: PDL & Popsicles at Kiwanis Park, 6/23/2025

e. Special Event: PDL & Popsicles at Wilcox Park, 7/29/2025

There was a voice vote

MOTION PASSED UNANIMOUSLY

5. CITIZEN COMMENTS

Karen Sisolak, 939 Penniman- Thanked DMS crews for great job fixing Penniman water main break on Saturday.

Susan Clark, 305 Farmer- Requested attention to increases in Farmer St. traffic once M-14 closes. Also wanted to bring attention to safety of railroad ties missing at Farmer St. crossing. Sincock commented that it is scheduled for replacement in spring.

6. COMMISSION COMMENTS

Maguire noted that new trash carts are rolling out this week and old carts can be left at side of road with trash. Information can be found in the Plymouth Pulse. Also acknowledged Ramadan.

Kehoe thanked DMS crews for their work on water main breaks.

Filipczak thanked administration for great work on communications, in particular most recently related to trash carts.

Minton Also acknowledged Ramadan and Lent.

Deal thanked DMS for their efforts on the water main breaks; Congratulations to Finance Department as they have again earned the Distinguished Budget Presentation Award; Citizens Academy begins April 9; Employee anniversaries: Aaron Micek (DMS), 6 years, Julian Mackiewicz (DDA), 1 year.

7. OLD BUSINESS - none

8. NEW BUSINESS

a. Soccer Equipment Bid Recommendation 2025-2026 Budget Year

The following motion was offered by Pobur and seconded by Minton:

RESOLUTION 2025-15

WHEREAS The City offers a soccer program to help promote the public health and welfare and to promote the benefits of a parks and recreation program; and

WHEREAS Each year it is necessary to purchase a variety of soccer equipment in order to operate the program.

NOW THEREFORE BE IT RESOLVED that the City Commission of the City of Plymouth does hereby accept as the lowest best bid the bid from Protime Soccer Equipment for a variety of soccer equipment for the 2025 – 26 Fiscal Year as follows:

ProTime Sports:

Protime – Youth Size Jerseys	\$12.50 each
Protime – Adult Size Jerseys	\$13.50 each
Protime “All Sport” Sock Black	\$ 2.45 per pair
Nova Soccer Balls size 3 & 4	\$4.95 each
Equinox Soccer Balls size 4 & 5	\$9.40 each

Funding for these purchases is authorized from the Recreation Fund. The City Commission further rejects all other bids for these products.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

b. Memorandum of Understanding – Western Wayne Crash Response Team

The following motion was offered by Filipczak and seconded by Maguire

RESOLUTION 2025-16

WHEREAS The City of Plymouth participates with the Western Wayne County Crash Response Team (WWCSOT) in an effort to secure the public health, safety and welfare;and

WHEREAS The WWCCRT has previously operated on what can be best described as a "gentlemen's agreement" between all of the participating agencies in the WWCCRT; and

WHEREAS There is a need to codify a Memorandum of Understanding between all agencies who are participating in WWCCRT.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby adopt the Memorandum of Understanding between the City of Plymouth and the Western Wayne County Crash Response Team and the participating municipal police agencies who are a party to this agreement.

BE IT FURTHER RESOLVED THAT the Mayor of the City of Plymouth is hereby authorized to sign the Memorandum of Understanding and the City Clerk is hereby directed to incorporate the entire agreement into the official Meeting Minutes of this meeting.

Filipczak thanked Chief Cox and his team for doing this.

There was a voice vote.

MOTION PASSED UNANIMOUSLY



WESTERN WAYNE CRASH RESPONSE TEAM

Memorandum of Understanding

MISSION STATEMENT:

The Western Wayne Crash Response Team's objective is to provide a detailed crash investigation through the principles of science related to traffic crash reconstruction by making available an on-call traffic crash team that maintains a high standard of professionalism through education and teamwork. In addition, it is the team's objective, in conjunction with the Wayne County Prosecutor's Office, to obtain the highest level of prosecution by assisting departments with criminal and civil issues through explanation and evidence interpretation.

DEFINITIONS:

- *At Scene Traffic Crash Investigator or "A.I.":* A team member who has successfully completed Michigan State Police At-Scene Traffic Crash Investigations or its equivalent.
- *Technical Traffic Crash Investigator or "T.I.":* A team member who has successfully completed advanced accident investigation training that includes the use of the conservation of linear momentum and time and distance analysis, such as the Michigan State Police Technical Traffic Crash Investigations course.
- *Traffic Crash Reconstruction Investigator or "R.I.":* A team member who has successfully completed advanced training in accident investigation that includes momentum analysis, time and distance analysis, and conservation of energy principals. This includes the Michigan State Police Traffic Crash Reconstruction course taught by the Institute of Police Management and Technology (IPTM) from the University of Florida.

CRASH TEAM MEMBERS:

The traffic crash response team will consist of up to four members per agency selected by the team commander or designee. Officer selection is based on training and experience. Regular training coordinated by the team commanders or their designee shall be made available for response team members and accident investigators whose agencies are members of this agreement, but not necessarily on the response team.

Crash team members and A.I. officers will be evaluated yearly for continuation as a crash team member or appointment to the crash team. The highest trained and most experienced member of the team shall serve as the team commander.

CALL OUT PROCEDURE:

A call out crash team roster and procedure will be provided to participating agencies for implementation when a city requests the use of the team for a serious injury or fatal crash. Upon activation, the team commander or designee will facilitate a team to respond to the incident city and act as the liaison for the purpose of case follow up and prosecution. It is recommended that the crash team be called out for accidents resulting in potential criminal prosecution, lawsuits of governmental agencies, accidents involving special vehicles (motorcycles, pedestrians, bicycles, school buses, commercial vehicles), or crashes that involve unknown circumstances such as ejections, rollovers, and multiple occupant crashes where identification of the driver may be of concern.

CRASH RESPONSE TEAM INCIDENT OBJECTIVE:

It is the Crash Response Team's commitment to provide a detailed crash investigation using the following resources when applicable:

1. Scene Measurements
2. Scale Diagrams
3. Reconstruction
4. Photographs
5. Vehicle Inspections
6. Crash Data Retrieval
7. Evidence Gathering
8. Autopsy Attendance
9. Expert Testimony
10. Technical Analysis/ Reporting

PARTICIPATING CITY COMMITMENT:

1. Case Liaison Officer – Follow Up Investigation
2. Contractor for Impounded Vehicles
3. Responsible for Arrest and Booking
4. Responsible for Traffic Assistance
5. Original Incident Reporting (Written Statements, Interviews, Etc.)
6. Family/Next of Kin Notification
7. Media Statements (Unless Otherwise Requested by the City)
8. Warrant Requests
9. UD-10 report and FARS submission via LEBN

TRAINING:

Team members will be required to attend regular training sessions, unless a conflict arises. Training will consist of various topics related to accident investigation, open crash investigations involving the team, or other crash investigation information deemed relevant.

FUNDING:

Participating members of this agreement may be requested to donate funds for the purpose of providing equipment required to meet the needs of the team. Participating agencies will be required to compensate their officers on the response team per their individual department's collective bargaining agreement.

LIABILITY:

A crash response team member's department is liable for an activated officer responding to a traffic crash. Crash team officers are considered on duty when responding to a crash team call out.

AUTHORIZATION:

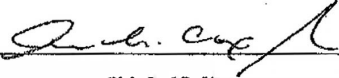
By signing the signature page, the authorized city representative agrees to full participation of said city. If an agency wishes to terminate participation, a letter of termination shall be forwarded to the Team Commander or Assistant Team Commander from the authorized city representative.

REVISION:


Responsibility for continuous review and revision of the policy lies with the Team Commander.

**State of Michigan
County of Wayne
Western Wayne Crash Response Team
Memorandum of Understanding
Member signature page**

City of Plymouth



Chief of Police



Mayor

3/3/25

Date

c. Congressionally Directed Spending – Solar Panel Project at the Cultural Center Resolution of Support
The following motion was offered by Pobur and seconded by Kehoe:

RESOLUTION 2025-17

- WHEREAS The City of Plymouth recognizes the importance of federal funding in supporting critical projects and Initiatives that directly benefit our community; and
- WHEREAS Congressionally Directed Spending, allows for the allocation of federal funds to specific projects identified by local representatives who have a deep understanding of the unique needs and priorities of their constituents; and
- WHEREAS The inclusion of Congressionally Directed Spending in the federal budget provides an opportunity for the City of Plymouth to address local challenges, invest in infrastructure, create jobs, and enhance the overall well-being of our residents; and
- WHEREAS Senator Gary Peters, our elected representative in the United States Congress, has identified key projects within the City of Plymouth that align with the community's goals and have the potential to yield significant positive outcomes; and
- WHEREAS The City Commission of the City of Plymouth has reviewed and endorsed the Solar Panel Project at the Cultural Center, recognizing the merit and alignment with our community's needs.

NOW, THEREFORE, BE IT RESOLVED, that the City of Plymouth City Commission expresses its full support for Congressionally Directed Spending and encourages Congress to include the proposed funding for Solar Panels at the Cultural Center in the federal budget, and

BE IT FURTHER RESOLVED, that copies of this resolution be transmitted to Senator Peters and any other relevant federal officials to demonstrate the unified support of the City of Plymouth for the inclusion of these critical projects in the federal budget.

Pobur spoke on federal government funding and its good to have this done early in case funding is available.

Karen Sisolak, 939 Penniman-inquired on process coordination related to Cultural Center roof an solar panels. Sincok noted that the City would not put in solar panels prior to a new roof. Anderson commented that another funding request would include a roof and new windows if awarded.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

**CITY OF PLYMOUTH
RESOLUTION #2025-17**

**Congressionally Directed Spending – Solar Panel Project at the
Cultural Center Resolution of Support**

The following motion was offered by Pobur and seconded by Kehoe:

- WHEREAS The City of Plymouth recognizes the importance of federal funding in supporting critical projects and initiatives that directly benefit our community; and
- WHEREAS Congressionally Directed Spending, allows for the allocation of federal funds to specific projects identified by local representatives who have a deep understanding of the unique needs and priorities of their constituents; and
- WHEREAS The inclusion of Congressionally Directed Spending in the federal budget provides an opportunity for the City of Plymouth to address local challenges, invest in infrastructure, create jobs, and enhance the overall well-being of our residents; and
- WHEREAS Senator Gary Peters, our elected representative in the United States Congress, has identified key projects within the City of Plymouth that align with the community's goals and have the potential to yield significant positive outcomes; and
- WHEREAS The City Commission of the City of Plymouth has reviewed and endorsed the Solar Panel Project at the Cultural Center, recognizing the merit and alignment with our community's needs.

NOW, THEREFORE, BE IT RESOLVED, that the City of Plymouth City Commission expresses its full support for Congressionally Directed Spending and encourages Congress to include the proposed funding for Solar Panels at the Cultural Center in the federal budget, and

BE IT FURTHER RESOLVED, that copies of this resolution be transmitted to Senator Peters and any other relevant federal officials to demonstrate the unified support of the City of Plymouth for the inclusion of these critical projects in the federal budget.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

I, Maureen A. Brodie, City Clerk for the City of Plymouth, Michigan, do hereby certify the foregoing to be a true and correct copy of a resolution approved by the Plymouth City Commission at their regular meeting scheduled on Monday March 3, 2025.

Maureen A. Brodie

MAUREEN A. BRODIE, CMC, MCMQ
CITY CLERK
CITY OF PLYMOUTH, MICHIGAN

d. Charity Gaming License – Plymouth Canton Cruisers Swim Team

The following motion was offered by Minton and seconded by Kehoe:

RESOLUTION 2025-18



LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSES
(Required by MCL 432.103a(i)(ii))

At a REGULAR meeting of the PLYMOUTH CITY COMMISSION
REGULAR OR SPECIAL TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD

called to order by MAYOR SUZI DEAL on MARCH 3, 2025
DATE

at 7:00 a.m./p.m. the following resolution was offered:
TIME

Moved by Minton and supported by Kehoe

that the request from PLYMOUTH CANTON CRUISERS of PLYMOUTH
NAME OF ORGANIZATION CITY

county of WAYNE, asking that they be recognized as a
COUNTY NAME

nonprofit organization operating in the community for the purpose of obtaining charitable

gaming licenses, be considered for APPROVAL
APPROVAL/DISAPPROVAL

	APPROVAL	DISAPPROVAL
Yeas:	<u>6</u>	Yeas: _____
Nays:	<u>0</u>	Nays: _____
Absent:	<u>1</u>	Absent: _____

I hereby certify that the foregoing is a true and complete copy of a resolution offered and

adopted by the PLYMOUTH CITY COMMISSION at a REGULAR
TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD REGULAR OR SPECIAL

meeting held on MARCH 3, 2025
DATE

SIGNED: *Maureen A. Brodie*
TOWNSHIP, CITY, OR VILLAGE CLERK

MAUREEN A. BRODIE, CITY CLERK
PRINTED NAME AND TITLE

201 S. MAIN ST., PLYMOUTH, MI 48170
ADDRESS

COMPLETION: Required.
PENALTY: Possible denial of application.
BSL-CG-1153(R4/24)

There was a voice vote.
MOTION PASSED UNANIMOUSLY

9. REPORTS AND CORRESPONDENCE

a. Planning Commission Annual Report to the City Commission – No Action Required

Pobur and Deal thanked the Planning Commission for providing the information.

Hollie Saraswat provided a brief summary on upcoming goals.

b. Liaison Reports

Minton – Planning Commission meeting is Wednesday March 12 at 7pm

Filipczak – HDC meeting is Wednesday March 5 in the Commission Chambers and Cemetery Board meeting is Monday March 10 at the Cemetery.

Kehoe – DDA meeting Monday March 10 at 7pm in Commission Chambers and reported on OVA; Chamber After Hours event at Downtown Pour House was a great event and well attended from both the City and Township and the business community.

Maguire – Reported on Plymouth Library’s March is Reading Month Challenge; PCCA St. Patrick’s Day Party/Bingo on Tuesday March 18 at Friendship Center at 12:30pm for seniors.

Pobur - LLRC meeting information will be brought to Commission at March 17 meeting.

c. Appointments - None

10. MOTION TO GO TO CLOSED SESSION

a. Contracts

The following motion was offered by Pobur and seconded by Filipczak:

WHEREAS The City of Plymouth City Commission is allowed under the Michigan Open Meetings Act to go into closed session to discuss strategy for labor contract discussions.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby authorize going into closed session for the sole purpose of discussing strategy for labor contract negotiations.

Mayor Deal asked for a roll call vote: Yes: Maguire, Kehoe, Pobur, Filipczak, Minton, Deal

MOTION PASSED UNANIMOUSLY

The Commission moved to closed session at 7:28 p.m.

11. OPEN SESSION

The Commission returned for the open session at 7:43 p.m.

12. ADJOURNMENT

*The next regular City Commission meeting is 7:00 pm on Monday March 17 at Plymouth City Hall.

Pobur offered a motion, seconded by Minton to adjourn the meeting at 7:43 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

SUZI DEAL
MAYOR

MAUREEN A. BRODIE, CMC, MiPMC
CITY CLERK



Special Event Application

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

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

Complete this application in accordance with the City of Plymouth Special Events Policy, and return it to the City Manager's Office at least 21 calendar days prior to the starting date of the event.

FEES WILL BE CHARGED FOR ALL SPECIAL EVENTS. SEE ATTACHMENT B.

Sponsoring Organization's Legal Name		<u>City of Plymouth Recreation Dept</u>			
Ph#	<u>734-455-6620</u>	Fax#	<u>734-453-1132</u>	Email	<u>recreation@plymouthmi.gov</u>
Address		<u>525 Farmer</u>	City	<u>Plymouth</u>	State
					<u>MI</u> Zip <u>48170</u>
Sponsoring Organization's Agent's Name		<u>Steve Anderson</u>		Title	
				<u>Rec. Director</u>	
Ph#	<u>734-455-6620</u>	Fax#	<u>734-453-1132</u>	Email	<u>sanderson@plymouthmi.gov</u>
Address		<u>525 Farmer</u>	City	<u>Plymouth</u>	State
					<u>MI</u> Zip <u>48170</u>

Event Name Youth Soccer and T-Ball Practices

Event Purpose Youth Recreation

Event Date(s) March 24 - Oct. 31, 2025. Mondays - Fridays, No Sat or Sun

Event Times 5:30pm - Dusk

Event Location Kiwanis Park, Garden Club Park, Fariground Park

What Kind Of Activities? Soccer & T-Ball

What is the Highest Number of People You Expect in Attendance at Any One Time? 40

Coordinating With Another Event? YES NO If Yes, Event Name: _____

Event Details: (Provide a detailed description of all activities that will take place. Attach additional sheets if necessary.)
Practice time for House Level Youth Soccer and T-Ball

RECEIVED

MAR 4 2025

City of Plymouth

Soccer (Spring)
4/1 - 6/15

T-Ball (Spring)
6/16 - 8/7

1. **TYPE OF EVENT:** Based on Policy 12.2, this event is: *(Weddings Ceremonies – Please Review Section 12.2 f.)*
City Operated Co-sponsored Event Other Non-Profit Other For-Profit Political or Ballot Issue

2. **ANNUAL EVENT:** Is this event expected to occur next year? YES NO

If Yes, you can reserve a date for next year with this application (see Policy 12.15). To reserve dates for next year, please provide the following information:

Normal Event Schedule (e.g., third weekend in July):

Last Week of April - end of Oct

Next year's specific dates:

See section 12.13 for license & insurance requirements for vendors

3. **FOOD VENDORS/ CONCESSIONS?** YES NO **OTHER VENDORS?** YES NO

4. **DO YOU PLAN TO HAVE ALCOHOL SERVED AT THIS EVENT?** YES NO

5. **WILL ALCOHOL BE SERVED ON PRIVATE PROPERTY AS PART OF THIS EVENT?** YES NO

6. **WILL YOU NEED ELECTRICITY AND/OR WATER?** YES NO

CITY SERVICES REQUIRED? If needed, please attach a letter indicating all requests for City Services. (see Attachment B)

none

7. **AN EVENT MAP IS** **IS NOT** attached. If your event will use streets and/or sidewalks (for a parade, run, etc.), or will use multiple locations, please attach a complete map showing the assembly and dispersal locations and the route plan. Also show any streets or parking lots that you are requesting to be blocked off.

8. **EVENT SIGNS:** Will this event include the use of signs? YES NO

If Yes, refer to Policy 12.8 for requirements, and describe the size and location of your proposed signs: **Please complete a sign illustration / description sheet and include with the application.**

Signs or banners approved by the City of Plymouth for Special Events shall be designed and made in an artistic and workman like manner. THE CITY MANAGER MUST APPROVE ALL SIGNS. SIGNS CANNOT BE ERECTED UNTIL APPROVAL IS GIVEN.

Signs and/or Banners may be used during the event only. Please refer to Special Event Policy for information related to the installation of banners on Downtown Street Light Poles in advance of event. NO SIGNS ARE ALLOWED IN THE PARK IN ADVANCE OF THE EVENT.

9. **UNLIMITED PARKING:** Are you requesting the removal of time limits on parking (see Policy 12.5)?

YES NO

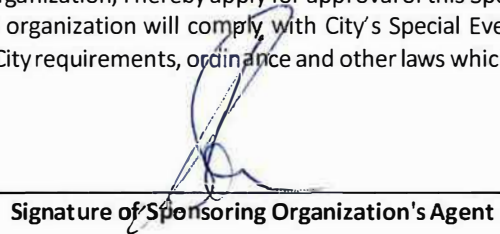
If Yes, list the lots or locations where/why this is requested:

10. **CERTIFICATION AND SIGNATURE:** I understand and agree on behalf of the sponsoring organization that
- a. a Certificate of Insurance must be provided which names the City of Plymouth as an additional named insured party on the policy. (See Policy 12.10 for insurance requirements)
 - b. Event sponsors and participants will be required to sign Indemnification Agreement forms (refer to Policy 12.12).
 - c. All food vendors must be approved by the Wayne County Health Department, and each food and/or other vendor must provide the City with a Certificate of Insurance which names the City of Plymouth as an additional named insured party on the policy. (See Policy 12.13)
 - d. The approval of this Special Event may include additional requirements and/or limitations, based on the City's review of this application, in accordance with the City's Special Event Policy. The event will be operated in conformance with the Written Confirmation of Approval. (see Policy 12.11 and 12.16)
 - e. The sponsoring organization will provide a security deposit for the estimated fees as may be required by the City, and will promptly pay any billing for City services which may be rendered, pursuant to Policy 12.3 and 12.4.

As the duly authorized agent of the sponsoring organization, I hereby apply for approval of this Special Event, affirm the above understandings, and agree that my sponsoring organization will comply with City's Special Event Policy, the terms of the Written Confirmation of Approval, and all other City requirements, ordinance and other laws which apply to this Special Event.

3-4-25

Date


Signature of Sponsoring Organization's Agent

RETURN THIS APPLICATION at least twenty (21) days prior to the first day of the event to: City

Manager's Office
City Hall
201 S. Main Street
Plymouth MI 48170

Phone: (734) 453-1234 ext. 203

EVENT REVIEW FORM

EVENT NAME: Re-Def. P. 2015 TOTAL ESTIMATED FEE: 0
 (Note: All fees are only initial estimates and can increase upon assessment of services after the close of the event).

MUNICIPAL SERVICES:	<input checked="" type="radio"/> Approved	<input type="radio"/> Denied	(list reason for denial)	Initial
<u>NO SERVICES NEEDED</u>				
\$250 Bathroom Cleaning Fee Per Day of Event? YES <input type="radio"/> NO <input checked="" type="radio"/>				
Labor Costs: \$	<u>0</u>	Equipment Costs: \$	<u>0</u>	Materials Costs \$ <u>0</u>
POLICE:	<input checked="" type="radio"/> Approved	<input type="radio"/> Denied	(list reason for denial)	Initial <u>gpc</u>
<u>NO SERVICES NEEDED</u>				
Labor Costs \$		Equipment Costs \$	<u>0</u>	Materials Costs \$
FIRE:	<input checked="" type="radio"/> Approved	<input type="radio"/> Denied	(list reason for denial)	Initial <u>RS</u>
<u>NO SERVICES NEEDED</u>				
Labor Costs \$	<u>0</u>	Equipment Costs \$		Materials Costs \$
HVA:	<input type="radio"/> Approved	<input type="radio"/> Denied	(list reason for denial)	Initial
DDA:	<input checked="" type="radio"/> Approved	<input type="radio"/> Denied	(list reason for denial)	Initial <u>SBP</u>
Labor Costs \$	<u>0</u>	Equipment Costs \$		Materials Costs \$
RISK MANAGEMENT:	<input checked="" type="radio"/> Approved	<input type="radio"/> Denied	(list reason for denial)	Initial <u>WP</u>
Class I – Low Hazard				
Class II – Moderate Hazard				
Class III – High Hazard				
Class IV – Severe Hazard				
SITE FEE APPLIED TO ALL EVENTS IS \$100 PER DAY. TOTAL EVENT SITE FEE \$ _____				
APPROVED _____ NOT APPROVED _____ DATE _____				



Special Event Application

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

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

Complete this application in accordance with the City of Plymouth Special Events Policy, and return it to the City Manager's Office at least 21 calendar days prior to the starting date of the event.

FEES WILL BE CHARGED FOR ALL SPECIAL EVENTS. SEE ATTACHMENT B.

Sponsoring Organization's Legal Name KNIGHTS OF COLUMBUS RENAUD COUNCIL #3292

Ph# 7344533966 Fax# NA Email GK3292@MIKOF.C.ORG Website WWW.PLYMOUTHKQFC.ORG

Address 150 FAIR ST. City PLYMOUTH State MI Zip 48170

Sponsoring Organization's Agent's Name MIKE DRISCOLL Title GRAND KNIGHT

Ph# 7349688700 Fax# NA Email GK3292@MIKOF.C.ORG Cell# 7349688700

Address 150 FAIR ST. City PLMOUTH State MI Zip 48170

Event Name KNIGHTS OF COLUMBUS TOOTSIE ROLL DRIVE

Event Purpose RAISE FUNDS FOR THE MENTALLY IMPAIRED

Event Date(s) FRIDAY 4/11/25 & SATURDAY 4/12/25

Event Times 10 A.M. TO 4 P.M. EACH DAY

Event Location MAIN ST. & ANN ARBOR TRAIL, MAIN ST. & PENNIMAN AVE.

What Kind Of Activities? GIVING OUT TOOTSIE ROLLS & ACCEPTING FREE WILL DONATIONS TO SUPPORT THE MENTALLY IMPAIRED.

What is the Highest Number of People You Expect in Attendance at Any One Time? 2 EACH TIME SLOT PER LOCATION

Coordinating With Another Event? YES NO If Yes, Event Name: _____

Event Details: (Provide a detailed description of all activities that will take place. Attach additional sheets if necessary.)
GIVING OUT TOOTSIE ROLLS & ACCEPTING GOOD WILL DONATIONS TO SUPPORT THE MENTALLY IMPAIRED. WE WILL BE WEARING OUR K OF C APRONS.

RECEIVED

MAR 10 2025

City of Plymouth

1. **TYPE OF EVENT:** Based on Policy 12.2, this event is: *(Weddings Ceremonies -- Please Review Section 12.2.f)*

City Operated Co-sponsored Event Other Non-Profit Other For-Profit Political or Ballot Issue

2. **ANNUAL EVENT:** Is this event expected to occur next year? YES NO

If Yes, you can reserve a date for next year with this application (see Policy 12.15). To reserve dates for next year, please provide the following information:

Normal Event Schedule (e.g., third weekend in July): _____

Next year's specific dates: _____

See section 12.13 for license & insurance requirements for vendors

3. **FOOD VENDORS/ CONCESSIONS?** YES NO **OTHER VENDORS?** YES NO

4. **DO YOU PLAN TO HAVE ALCOHOL SERVED AT THIS EVENT?** YES NO

5. **WILL ALCOHOL BE SERVED ON PRIVATE PROPERTY AS PART OF THIS EVENT?** YES NO

6. **WILL YOU NEED ELECTRICITY AND/OR WATER?** YES NO

CITY SERVICES REQUIRED? If needed, please attach a letter indicating all requests for City Services. (see Attachment B)

NO

7. **AN EVENT MAP** IS IS NOT attached. If your event will use streets and/or sidewalks (for a parade, run, etc.), or will use multiple locations, please attach a complete map showing the assembly and dispersal locations and the route plan. Also show any streets or parking lots that you are requesting to be blocked off.

8. **EVENT SIGNS:** Will this event include the use of signs? YES NO

If Yes, refer to Policy 12.8 for requirements, and describe the size and location of your proposed signs: Please complete a sign illustration / description sheet and include with the application.

Signs or banners approved by the City of Plymouth for Special Events shall be designed and made in an artistic and workman like manner. THE CITY MANAGER MUST APPROVE ALL SIGNS. SIGNS CANNOT BE ERECTED UNTIL APPROVAL IS GIVEN.

Signs and/or Banners may be used during the event only. Please refer to Special Event Policy for information related to the installation of banners on Downtown Street Light Poles in advance of event. NO SIGNS ARE ALLOWED IN THE PARK IN ADVANCE OF THE EVENT.

9. **UNLIMITED PARKING:** Are you requesting the removal of time limits on parking (see Policy 12.5)?


YES NO

If Yes, list the lots or locations where/why this is requested:

10. **CERTIFICATION AND SIGNATURE:** I understand and agree on behalf of the sponsoring organization that
- a. a Certificate of Insurance must be provided which names the City of Plymouth as an additional named insured party on the policy. (See Policy 12.10 for insurance requirements)
 - b. Event sponsors and participants will be required to sign Indemnification Agreement forms (refer to Policy 12.12).
 - c. All food vendors must be approved by the Wayne County Health Department, and each food and/or other vendor must provide the City with a Certificate of Insurance which names the City of Plymouth as an additional named insured party on the policy. (See Policy 12.13)
 - d. The approval of this Special Event may include additional requirements and/or limitations, based on the City's review of this application, in accordance with the City's Special Event Policy. The event will be operated in conformance with the Written Confirmation of Approval. (see Policy 12.11 and 12.16)
 - e. The sponsoring organization will provide a security deposit for the estimated fees as may be required by the City, and will promptly pay any billing for City services which may be rendered, pursuant to Policy 12.3 and 12.4.

As the duly authorized agent of the sponsoring organization, I hereby apply for approval of this Special Event, affirm the above understandings, and agree that my sponsoring organization will comply with City's Special Event Policy, the terms of the Written Confirmation of Approval, and all other City requirements, ordinance and other laws which apply to this Special Event.

3/10/25
Date


Signature of Sponsoring Organization's Agent
MICHAEL J. DASGELL

RETURN THIS APPLICATION at least twenty (21) days prior to the first day of the event to: City

Manager's Office
City Hall
201 S. Main Street
Plymouth MI 48170

Phone: (734) 453-1234 ext. 203

11. **INDEMNIFICATION AGREEMENT**

INDEMNIFICATION AGREEMENT

The KNIGHTS OF COLUMBUS REVAUD #3202 (organization name) agree(s) to defend, indemnify, and hold harmless the City of Plymouth, Michigan, from any claim, demand, suit, loss, cost of expense, or any damage which may be asserted, claimed or recovered against or from the KNIGHTS OF COLUMBUS TOOTSIE ROLL DRIVE (event name) by reason of any damage to property, personal injury or bodily injury, including death, sustained by any person whomsoever and which damage, injury or death arises out of or is incident to or in any way connected with the performance of this contract, and regardless of which claim, demand, damage, loss, cost of expense is caused in whole or in part by the negligence of the City of Plymouth or by third parties, or by the agents, servants, employees or factors of any of them.

Signature 
Michael J. Davis

Date 3/10/25

Witness _____

Date _____

EVENT REVIEW FORM

EVENT NAME: Tootsie Roll Drive - April 2006 TOTAL ESTIMATED FEE: _____

(Note: All fees are only initial estimates and can increase upon assessment of services after the close of the event).

4/11 + 4/12

MUNICIPAL SERVICES:	<input checked="" type="radio"/> Approved	<input type="radio"/> Denied (list reason for denial)	Initial <u>CP</u>
<u>NO SERVICES NEEDED</u>			
\$250 Bathroom Cleaning Fee Per Day of Event? <input checked="" type="radio"/> NO			
Labor Costs: \$	<u>0</u>	Equipment Costs: \$	<u>0</u>
		Materials Costs \$	<u>0</u>
POLICE:	<input checked="" type="radio"/> Approved	<input type="radio"/> Denied (list reason for denial)	Initial <u>JGC</u>
<u>NO SERVICES NEEDED</u>			
Labor Costs \$	<u>0</u>	Equipment Costs \$	<u>0</u>
		Materials Costs \$	<u>0</u>
FIRE:	<input checked="" type="radio"/> Approved	<input type="radio"/> Denied (list reason for denial)	Initial <u>MS</u>
<u>NO SERVICES NEEDED</u>			
Labor Costs \$	<u>0</u>	Equipment Costs \$	<u>0</u>
		Materials Costs \$	<u>0</u>
HVA:	<input checked="" type="radio"/> Approved	<input type="radio"/> Denied (list reason for denial)	Initial
DDA:	<input checked="" type="radio"/> Approved	<input type="radio"/> Denied (list reason for denial)	Initial <u>SBP</u>
Labor Costs \$	<u>0</u>	Equipment Costs \$	<u>0</u>
		Materials Costs \$	<u>0</u>
RISK MANAGEMENT:	<input checked="" type="radio"/> Approved	<input type="radio"/> Denied (list reason for denial)	Initial <u>MB</u>
Class I – Low Hazard	Event Sponsors must provide current Certificate of Insurance naming City		
Class II – Moderate Hazard	of Plymouth as 'Additional Insured' including in the Description Box/Area.		
Class III – High Hazard	Food vendor/service requirements per Special Event Policy, must also be		
Class IV – Severe Hazard	met for any food. <u>NEEDS INSURANCE FROM CANNOT BE IN STREETS</u>		
SITE FEE APPLIED TO ALL EVENTS IS \$100 PER DAY. TOTAL EVENT SITE FEE \$ _____			
APPROVED _____ NOT APPROVED _____ DATE _____			



Special Event Application

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

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

Complete this application in accordance with the City of Plymouth Special Events Policy, and return it to the City Manager's Office at least 21 calendar days prior to the starting date of the event.

FEES WILL BE CHARGED FOR ALL SPECIAL EVENTS. SEE ATTACHMENT B.

Sponsoring Organization's Legal Name Glover Agency

Ph# 2486759395 Fax# _____ Email miranda@gloveragency.com Website _____

Address 459 S Main St City Plymouth State MI Zip 48170

Sponsoring Organization's Agent's Name Miranda Monette Title _____

Ph# 248 675 9395 Fax# _____ Email _____ Cell# _____

Address 459 S Main St City Plymouth State MI Zip 48170

Event Name Glover Agency Easter Egg Hunt

Event Purpose Public easter egg event

Event Date(s) 4/13/2025

Event Times 11am - 12:30pm

Event Location kelloggPark

What Kind Of Activities? Easter egg hunt, photos with easter bunny, yard games and crafts

What is the Highest Number of People You Expect in Attendance at Any One Time? 200

Coordinating With Another Event? YES NO If Yes, Event Name: _____

Event Details: (Provide a detailed description of all activities that will take place. Attach additional sheets if necessary.)
Easter egg hunt for different age groups, photo opportunity with the easter bunny
Lawn games and crafts for the kids
Possibly a food cart?

- Insurance from Glover Agency naming the City of Plymouth as 'additionally insured' - to provide on 3/7/25

1. **TYPE OF EVENT:** Based on Policy 12.2, this event is: *(Weddings Ceremonies – Please Review Section 12.2 f.)*
City Operated Co-sponsored Event Other Non-Profit Other For-Profit Political or Ballot Issue

2. **ANNUAL EVENT:** Is this event expected to occur next year? YES NO
If Yes, you can reserve a date for next year with this application (see Policy 12.15). To reserve dates for next year, please provide the following information:

Normal Event Schedule (e.g., third weekend in July): Saturday before Easter
Next year's specific dates: _____

See section 12.13 for license & insurance requirements for vendors

3. **FOOD VENDORS/ CONCESSIONS?** YES NO **OTHER VENDORS?** YES NO
4. **DO YOU PLAN TO HAVE ALCOHOL SERVED AT THIS EVENT?** YES NO
5. **WILL ALCOHOL BE SERVED ON PRIVATE PROPERTY AS PART OF THIS EVENT?** YES NO
6. **WILL YOU NEED ELECTRICITY AND/OR WATER?** YES NO

CITY SERVICES REQUIRED? If needed, please attach a letter indicating all requests for City Services. (see Attachment B)

7. **AN EVENT MAP IS** **IS NOT** attached. If your event will use streets and/or sidewalks (for a parade, run, etc.), or will use multiple locations, please attach a complete map showing the assembly and dispersal locations and the route plan. Also show any streets or parking lots that you are requesting to be blocked off.

8. **EVENT SIGNS:** Will this event include the use of signs? YES NO
If Yes, refer to Policy 12.8 for requirements, and describe the size and location of your proposed signs: **Please complete a sign illustration / description sheet and include with the application.**

Signs or banners approved by the City of Plymouth for Special Events shall be designed and made in an artistic and workman like manner. THE CITY MANAGER MUST APPROVE ALL SIGNS. SIGNS CANNOT BE ERECTED UNTIL APPROVAL IS GIVEN.

Signs and/or Banners may be used during the event only. Please refer to Special Event Policy for information related to the installation of banners on Downtown Street Light Poles in advance of event. NO SIGNS ARE ALLOWED IN THE PARK IN ADVANCE OF THE EVENT.

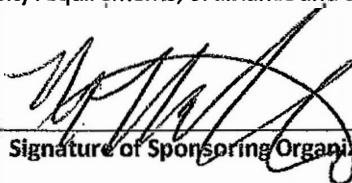
9. **UNLIMITED PARKING:** Are you requesting the removal of time limits on parking (see Policy 12.5)?
YES NO
If Yes, list the lots or locations where/why this is requested:

10. **CERTIFICATION AND SIGNATURE:** I understand and agree on behalf of the sponsoring organization that
- a. a Certificate of Insurance must be provided which names the City of Plymouth as an additional named insured party on the policy. (See Policy 12.10 for insurance requirements)
 - b. Event sponsors and participants will be required to sign Indemnification Agreement forms (refer to Policy 12.12).
 - c. All food vendors must be approved by the Wayne County Health Department, and each food and/or other vendor must provide the City with a Certificate of Insurance which names the City of Plymouth as an additional named insured party on the policy. (See Policy 12.13)
 - d. The approval of this Special Event may include additional requirements and/or limitations, based on the City's review of this application, in accordance with the City's Special Event Policy. The event will be operated in conformance with the Written Confirmation of Approval. (see Policy 12.11 and 12.16)
 - e. The sponsoring organization will provide a security deposit for the estimated fees as may be required by the City, and will promptly pay any billing for City services which may be rendered, pursuant to Policy 12.3 and 12.4.

As the duly authorized agent of the sponsoring organization, I hereby apply for approval of this Special Event, affirm the above understandings, and agree that my sponsoring organization will comply with City's Special Event Policy, the terms of the Written Confirmation of Approval, and all other City requirements, ordinance and other laws which apply to this Special Event.

2/27/2025

Date



Signature of Sponsoring Organization's Agent

RETURN THIS APPLICATION at least twenty (21) days prior to the first day of the event to: City

Manager's Office
City Hall
201 S. Main Street
Plymouth MI 48170

Phone: (734) 453-1234 ext. 203

RECEIVED

MAR 5 2025

City of Plymouth

*-insurance needed
AKH*

11. **INDEMNIFICATION AGREEMENT**

INDEMNIFICATION AGREEMENT

The Glover Agency (*organization name*) agree(s) to defend, indemnify, and hold harmless the City of Plymouth, Michigan, from any claim, demand, suit, loss, cost of expense, or any damage which may be asserted, claimed or recovered against or from the Glover Agency (*event name*) by reason of any damage to property, personal injury or bodily injury, including death, sustained by any person whomsoever and which damage, injury or death arises out of or is incident to or in any way connected with the performance of this contract, and regardless of which claim, demand, damage, loss, cost of expense is caused in whole or in part by the negligence of the City of Plymouth or by third parties, or by the agents, servants, employees or factors of any of them.

Signature 

Date 2/27/2025

Witness _____

Date _____

EVENT REVIEW FORM

EVENT NAME: Glover Easter Egg Hunt TOTAL ESTIMATED FEE: _____
 (Note: All fees are only initial estimates and can increase upon assessment of services after the close of the event).

4/13/25

MUNICIPAL SERVICES:	<u>Approved</u>	Denied	(list reason for denial)	Initial <u>CP</u>
1 FTE APPROX 4 HRS				
\$250 Bathroom Cleaning Fee Per Day of Event? <u>YES</u> NO				
Labor Costs:	\$ <u>250</u>	Equipment Costs:	\$ <u>100</u>	Materials Costs \$
POLICE:	<u>Approved</u>	Denied	(list reason for denial)	Initial <u>JCC</u>
1 OFFICER @ 2 HRS				
Labor Costs \$		Equipment Costs \$	<u>152</u>	Materials Costs \$
FIRE:	<u>Approved</u>	Denied	(list reason for denial)	Initial <u>ZS</u>
NO SERVICES NEEDED				
Labor Costs \$	<u>0</u>	Equipment Costs \$		Materials Costs \$
HVA:	Approved	Denied	(list reason for denial)	Initial
DDA:	<u>Approved</u>	Denied	(list reason for denial)	Initial <u>SBP</u>
Labor Costs \$	<u>0</u>	Equipment Costs \$		Materials Costs \$
RISK MANAGEMENT:	<u>Approved</u>	Denied	(list reason for denial)	Initial <u>WB</u>
Class I – Low Hazard	Event Sponsors must provide current Certificate of Insurance naming City			
Class II – Moderate Hazard	of Plymouth as 'Additional Insured' including in the Description Box/Area.			
<u>Class III – High Hazard</u>	Food vendor/service requirements per Special Event Policy, must also be			
Class IV – Severe Hazard	met for any food. <u>Insurance provided RW</u>			
SITE FEE APPLIED TO ALL EVENTS IS \$100 PER DAY. TOTAL EVENT SITE FEE \$ _____				
APPROVED _____ NOT APPROVED _____ DATE _____				

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

CMP-4883 ADDITIONAL INSURED — DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:
BUSINESSOWNERS COVERAGE FORM

SCHEDULE

Policy Number: 92ELW0019

Named Insured:

JEFF GLOVER & ASSOCIATES
REALTORS LLC

Name And Address Of Additional Insured Person Or Organization:

CITY OF PLYMOUTH MICHIGAN
201 S MAIN
PLYMOUTH, MI 48170

1. **SECTION II — WHO IS AN INSURED** of **SECTION II — LIABILITY** is amended to include, as an additional insured, any person or organization shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:
 - a. **Premises And Ongoing Operations**
Your acts or omissions or the acts or omissions of those acting on your behalf:
 - (1) In connection with your premises; or
 - (2) In the performance of your ongoing operations; or
 - b. **Products-Completed Operations**
"Your work" performed for that additional insured and included in the "products-completed operations hazard".
2. Any insurance provided to the additional insured shall only apply with respect to a claim made or a "suit" brought for damages for which you are provided coverage.
3. **Primary Insurance.** The insurance afforded the additional insured shall be primary insurance. Any insurance carried by the additional insured shall be noncontributory with respect to coverage provided by you.

All other policy provisions apply.



Special Event Application

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

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

Complete this application in accordance with the City of Plymouth Special Events Policy, and return it to the City Manager's Office at least 21 calendar days prior to the starting date of the event.

FEES WILL BE CHARGED FOR ALL SPECIAL EVENTS. SEE ATTACHMENT B.

Sponsoring Organization's Legal Name Michigan Philharmonic Youth Orchestra

Ph# 734-451-2112 Fax# 734-416-4267 Email nancyd@michiganphil.org Website www.mpyo.org

Address 650 Church St City Plymouth State MI Zip 48170

Sponsoring Organization's Agent's Name Nancy Davidson Title Education Coordinator & MPYO Manager

Ph# 734.259.4714 Fax# _____ Email nancyd@michiganphil.org Cell# 734.259.4714

Address 650 Church St City Plymouth State MI Zip 48170

Event Name MPYO Pops Concert

Event Purpose Share our music with family, friends, and community

Event Date(s) Tuesday, June 3, 2025

Event Times 6-7p (Set up at 5p)

Event Location Kellogg Park

What Kind Of Activities? Youth Orchestra in the band shell

What is the Highest Number of People You Expect in Attendance at Any One Time? 200

Coordinating With Another Event? YES NO If Yes, Event Name: _____

Event Details: (Provide a detailed description of all activities that will take place. Attach additional sheets if necessary.)
5-6p Chair set up, sound system check, students arrive
6-7p Concert
7-7.30p Chair take down, student dismissal

RECEIVED
MAR 13 2025
City of Plymouth

1. **TYPE OF EVENT:** Based on Policy 12.2, this event is: *(Weddings Ceremonies - Please Review Section 12.2 f.)*
City Operated Co-sponsored Event Other Non-Profit Other For-Profit Political or Ballot Issue

2. **ANNUAL EVENT:** Is this event expected to occur next year? YES NO
If Yes, you can reserve a date for next year with this application (see Policy 12.15). To reserve dates for next year, please provide the following information:

Normal Event Schedule (e.g., third weekend in July): First Tuesday in June
Next year's specific dates: June 2, 2026

See section 12.13 for license & insurance requirements for vendors

3. **FOOD VENDORS/ CONCESSIONS?** YES NO **OTHER VENDORS?** YES NO
4. **DO YOU PLAN TO HAVE ALCOHOL SERVED AT THIS EVENT?** YES NO
5. **WILL ALCOHOL BE SERVED ON PRIVATE PROPERTY AS PART OF THIS EVENT?** YES NO
6. **WILL YOU NEED ELECTRICITY AND/OR WATER?** YES NO

CITY SERVICES REQUIRED? If needed, please attach a letter indicating all requests for City Services.
(see Attachment B)

Band shell needed
Sound system (including 2 speakers and audio rack), set up & testing needed

7. **AN EVENT MAP IS** **IS NOT** attached. If your event will use streets and/or sidewalks (for a parade, run, etc.), or will use multiple locations, please attach a complete map showing the assembly and dispersal locations and the route plan. Also show any streets or parking lots that you are requesting to be blocked off.

8. **EVENT SIGNS:** Will this event include the use of signs? YES NO
If Yes, refer to Policy 12.8 for requirements, and describe the size and location of your proposed signs: **Please complete a sign illustration / description sheet and include with the application.**

Signs or banners approved by the City of Plymouth for Special Events shall be designed and made in an artistic and workman like manner. THE CITY MANAGER MUST APPROVE ALL SIGNS. SIGNS CANNOT BE ERECTED UNTIL APPROVAL IS GIVEN.

Signs and/or Banners may be used during the event only. Please refer to Special Event Policy for information related to the installation of banners on Downtown Street Light Poles in advance of event. NO SIGNS ARE ALLOWED IN THE PARK IN ADVANCE OF THE EVENT.

9. **UNLIMITED PARKING:** Are you requesting the removal of time limits on parking (see Policy 12.5)?
YES NO
If Yes, list the lots or locations where/why this is requested:

10. **CERTIFICATION AND SIGNATURE:** I understand and agree on behalf of the sponsoring organization that
- a. a Certificate of Insurance must be provided which names the City of Plymouth as an additional named Insured party on the policy. (See Policy 12.10 for insurance requirements)
 - b. Event sponsors and participants will be required to sign Indemnification Agreement forms (refer to Policy 12.12).
 - c. All food vendors must be approved by the Wayne County Health Department, and each food and/or other vendor must provide the City with a Certificate of Insurance which names the City of Plymouth as an additional named insured party on the policy. (See Policy 12.13)
 - d. The approval of this Special Event may include additional requirements and/or limitations, based on the City's review of this application, in accordance with the City's Special Event Policy. The event will be operated in conformance with the Written Confirmation of Approval. (see Policy 12.11 and 12.16)
 - e. The sponsoring organization will provide a security deposit for the estimated fees as may be required by the City, and will promptly pay any billing for City services which may be rendered, pursuant to Policy 12.3 and 12.4.

As the duly authorized agent of the sponsoring organization, I hereby apply for approval of this Special Event, affirm the above understandings, and agree that my sponsoring organization will comply with City's Special Event Policy, the terms of the Written Confirmation of Approval, and all other City requirements, ordinance and other laws which apply to this Special Event.

03.19.2024

Date

Beth Stewart

Signature of Sponsoring Organization's Agent

Digitally signed by Beth Stewart
Date: 2025.03.12 16:06:37
+04'00'

RETURN THIS APPLICATION at least twenty (21) days prior to the first day of the event to: City

**Manager's Office
City Hall
201 S. Main Street
Plymouth MI 48170**

Phone: (734) 453-1234 ext. 203

11. **INDEMNIFICATION AGREEMENT**

INDEMNIFICATION AGREEMENT

The Michigan Philharmonic Youth Orchestra (organization name) agree(s) to defend, indemnify, and hold harmless the City of Plymouth, Michigan, from any claim, demand, suit, loss, cost of expense, or any damage which may be asserted, claimed or recovered against or from the MPYO Pops Concert (event name) by reason of any damage to property, personal injury or bodily injury, including death, sustained by any person whomsoever and which damage, injury or death arises out of or is incident to or in any way connected with the performance of this contract, and regardless of which claim, demand, damage, loss, cost of expense is caused in whole or in part by the negligence of the City of Plymouth or by third parties, or by the agents, servants, employees or factors of any of them.

Signature Beth Stewart Digitally signed by Beth Stewart
Date: 2025.03.12 15:08:02
+04'00'

Date 03.11.2025

Witness _____

Date 03.11.2025

EVENT REVIEW FORM

EVENT NAME: Michigan Philharmonic TOTAL ESTIMATED FEE: _____
 (Note: All fees are only initial estimates and can increase upon assessment of services after the close of the event.)

Youth Orchestra - 10/3/25

MUNICIPAL SERVICES:	<input checked="" type="radio"/> Approved	<input type="radio"/> Denied	(list reason for denial)	Initial <u>CP</u>
<u>1 FTE APPROX SITRS</u>				
<u>STAGE - PA SYSTEM</u>				
\$250 Bathroom Cleaning Fee Per Day of Event? <input checked="" type="radio"/> YES <input type="radio"/> NO				
Labor Costs: \$	<u>300</u>	Equipment Costs: \$	<u>75</u>	Materials Costs \$ <u>100</u>
POLICE:	<input checked="" type="radio"/> Approved	<input type="radio"/> Denied	(list reason for denial)	Initial <u>gic</u>
<u>1 - OFFICER @ 1 HR</u>				
Labor Costs \$		Equipment Costs \$	<u>76</u>	Materials Costs \$
FIRE:	<input checked="" type="radio"/> Approved	<input type="radio"/> Denied	(list reason for denial)	Initial <u>gic</u>
<u>NO SERVICES REQUESTED</u>				
Labor Costs \$	<u>0</u>	Equipment Costs \$		Materials Costs \$
HVA:	<input type="radio"/> Approved	<input type="radio"/> Denied	(list reason for denial)	Initial
DDA:	<input checked="" type="radio"/> Approved	<input type="radio"/> Denied	(list reason for denial)	Initial <u>pub</u>
Labor Costs \$	<u>0</u>	Equipment Costs \$		Materials Costs \$
RISK MANAGEMENT:	<input checked="" type="radio"/> Approved	<input type="radio"/> Denied	(list reason for denial)	Initial <u>AD</u>
<u>Class I - Low Hazard</u>	Event Sponsors must provide current Certificate of Insurance naming City			
Class II - Moderate Hazard	of Plymouth as 'Additional Insured' including in the Description Box/Area.			
Class III - High Hazard	Food vendor/service requirements per Special Event Policy, must also be			
Class IV - Severe Hazard	met for any food.			
SITE FEE APPLIED TO ALL EVENTS IS \$100 PER DAY. TOTAL EVENT SITE FEE \$ _____				
APPROVED _____ NOT APPROVED _____ DATE _____				



Special Event Application

RECEIVED MAR 11 2025

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

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

Complete this application in accordance with the City of Plymouth Special Events Policy, and return it to the City Manager's Office at least 21 calendar days prior to the starting date of the event.

FEES WILL BE CHARGED FOR ALL SPECIAL EVENTS. SEE ATTACHMENT B.

Sponsoring Organization's Legal Name TRINITY YOGA, LLC.

Ph# _____ Fax# _____ Email Sheri@PLYMOUTHYOGAROOM.COM Website PLYMOUTHYOGAROOM.COM

Address 474 FOREST AVE City PLYMOUTH State MI Zip 48170

Sponsoring Organization's Agent's Name SHERI RIELI Title OWNER

Ph# 248.417.7897 Fax# _____ Email _____ Cell# 248.417.7897

Address _____ City _____ State _____ Zip _____

Event Name YOGA IN THE PARK

Event Purpose _____

Event Date(s) JUNE 11, JULY 9 & AUG. 6, 2025

Event Times 6:30-7:30 P.M.

Event Location KELLOGG PARK

What Kind Of Activities? TEACH YOGA

What is the Highest Number of People You Expect in Attendance at Any One Time? 50-250

Coordinating With Another Event? YES NO If Yes, Event Name: _____

Event Details: _____
(Provide a detailed description of all activities that will take place. Attach additional sheets if necessary.)

1. **TYPE OF EVENT:** Based on Policy 12.2, this event is: *(Weddings Ceremonies – Please Review Section 12.2 f.)*
City Operated Co-sponsored Event Other Non-Profit Other For-Profit Political or Ballot Issue

2. **ANNUAL EVENT:** Is this event expected to occur next year? YES NO

If Yes, you can reserve a date for next year with this application (see Policy 12.15). To reserve dates for next year, please provide the following information:

Normal Event Schedule (e.g., third weekend in July): _____

Next year's specific dates: _____

See section 12.13 for license & insurance requirements for vendors

- 3. **FOOD VENDORS/ CONCESSIONS?** YES NO **OTHER VENDORS?** YES NO
- 4. **DO YOU PLAN TO HAVE ALCOHOL SERVED AT THIS EVENT?** YES NO
- 5. **WILL ALCOHOL BE SERVED ON PRIVATE PROPERTY AS PART OF THIS EVENT?** YES NO
- 6. **WILL YOU NEED ELECTRICITY AND/OR WATER?** YES NO

CITY SERVICES REQUIRED? If needed, please attach a letter indicating all requests for City Services. (see Attachment B)

7. **AN EVENT MAP IS** **IS NOT** attached. If your event will use streets and/or sidewalks (for a parade, run, etc.), or will use multiple locations, please attach a complete map showing the assembly and dispersal locations and the route plan. Also show any streets or parking lots that you are requesting to be blocked off.

8. **EVENT SIGNS:** Will this event include the use of signs? YES NO
If Yes, refer to Policy 12.8 for requirements; and describe the size and location of your proposed signs: **Please complete a sign illustration / description sheet and include with the application.**

Signs or banners approved by the City of Plymouth for Special Events shall be designed and made in an artistic and workman like manner. THE CITY MANAGER MUST APPROVE ALL SIGNS. SIGNS CANNOT BE ERECTED UNTIL APPROVAL IS GIVEN.

Signs and/or Banners may be used during the event only. Please refer to Special Event Policy for information related to the installation of banners on Downtown Street Light Poles in advance of event. NO SIGNS ARE ALLOWED IN THE PARK IN ADVANCE OF THE EVENT.

9. **UNLIMITED PARKING:** Are you requesting the removal of time limits on parking (see Policy 12.5)?
YES NO
If Yes, list the lots or locations where/why this is requested:

- 10. CERTIFICATION AND SIGNATURE:** I understand and agree on behalf of the sponsoring organization that
- a. a Certificate of Insurance must be provided which names the City of Plymouth as an additional named insured party on the policy. (See Policy 12.10 for insurance requirements)
 - b. Event sponsors and participants will be required to sign Indemnification Agreement forms (refer to Policy 12.12).
 - c. All food vendors must be approved by the Wayne County Health Department, and each food and/or other vendor must provide the City with a Certificate of Insurance which names the City of Plymouth as an additional named insured party on the policy. (See Policy 12.13)
 - d. The approval of this Special Event may include additional requirements and/or limitations, based on the City's review of this application, in accordance with the City's Special Event Policy. The event will be operated in conformance with the Written Confirmation of Approval. (see Policy 12.11 and 12.16)
 - e. The sponsoring organization will provide a security deposit for the estimated fees as may be required by the City, and will promptly pay any billing for City services which may be rendered, pursuant to Policy 12.3 and 12.4.

As the duly authorized agent of the sponsoring organization, I hereby apply for approval of this Special Event, affirm the above understandings, and agree that my sponsoring organization will comply with City's Special Event Policy, the terms of the Written Confirmation of Approval, and all other City requirements, ordinance and other laws which apply to this Special Event.

3.6.25
Date


Signature of Sponsoring Organization's Agent

RETURN THIS APPLICATION at least twenty (21) days prior to the first day of the event to: City

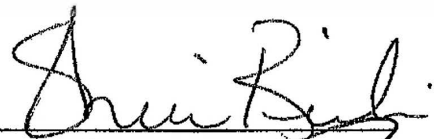
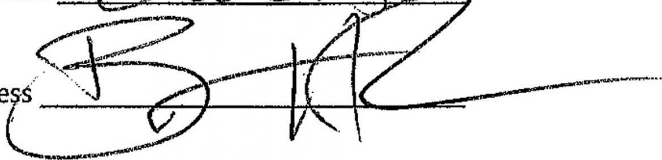
**Manager's Office
City Hall
201 S. Main Street
Plymouth MI 48170**

Phone: (734) 453-1234 ext. 203

11. **INDEMNIFICATION AGREEMENT**

INDEMNIFICATION AGREEMENT

The TRINITY YOGA (organization name) agree(s) to defend, indemnify, and hold harmless the City of Plymouth, Michigan, from any claim, demand, suit, loss, cost of expense, or any damage which may be asserted, claimed or recovered against or from the YOGA IN THE PARK (event name) by reason of any damage to property, personal injury or bodily injury, including death, sustained by any person whomsoever and which damage, injury or death arises out of or is incident to or in any way connected with the performance of this contract, and regardless of which claim, demand, damage, loss, cost of expense is caused in whole or in part by the negligence of the City of Plymouth or by third parties, or by the agents, servants, employees or factors of any of them.

Signature  Date 3.6.25
Witness  Date 3/6/25

EVENT REVIEW FORM

EVENT NAME: Yoga in the Park TOTAL ESTIMATED FEE: _____
 (Note: All fees are only initial estimates and can increase upon assessment of services after the close of the event).

June 11, July 9, Aug. 6

MUNICIPAL SERVICES:	<u>Approved</u>	Denied	(list reason for denial)	Initial <u>CP</u>
<u>NO SERVICES NEEDED</u>				
\$250 Bathroom Cleaning Fee Per Day of Event? <u>YES</u> NO				
Labor Costs: \$	<u>0</u>	Equipment Costs: \$	<u>0</u>	Materials Costs \$ <u>0</u>
POLICE:	<u>Approved</u>	Denied	(list reason for denial)	Initial <u>guc</u>
<u>NO SERVICES NEEDED</u>				
Labor Costs \$		Equipment Costs \$	<u>0</u>	Materials Costs \$
FIRE:	<u>Approved</u>	Denied	(list reason for denial)	Initial <u>23</u>
<u>NO SERVICES NEEDED</u>				
Labor Costs \$	<u>0</u>	Equipment Costs \$		Materials Costs \$
HVA:	Approved	Denied	(list reason for denial)	Initial
DDA:	<u>Approved</u>	Denied	(list reason for denial)	Initial <u>SBP</u>
Labor Costs \$	<u>0</u>	Equipment Costs \$		Materials Costs \$
RISK MANAGEMENT:	<u>Approved</u>	Denied	(list reason for denial)	Initial <u>WB</u>
Class I – Low Hazard	Event Sponsors must provide current Certificate of Insurance naming City			
Class II – Moderate Hazard	of Plymouth as 'Additional Insured' including in the Description Box/Area.			
Class III – High Hazard	Food vendor/service requirements per Special Event Policy, must also be			
Class IV – Severe Hazard	met for any food. <u>needs insurance HHH</u>			
SITE FEE APPLIED TO ALL EVENTS IS \$100 PER DAY. TOTAL EVENT SITE FEE \$ _____				
APPROVED _____ NOT APPROVED _____ DATE _____				



Special Event Application

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

www.plymouthmi.gov
Phone 734-463-1234
Fax 734-463-1892

Complete this application in accordance with the City of Plymouth Special Events Policy, and return it to the City Manager's Office at least 21 calendar days prior to the starting date of the event.

FEES WILL BE CHARGED FOR ALL SPECIAL EVENTS. SEE ATTACHMENT B.

Sponsoring Organization's Legal Name The Rotary Club of Plymouth/Kiwanis Club of Colonial Plymouth/Plymouth Lions Club

Ph# _____ Fax# _____ Email goodmorningUSAParade@gmail.com Website _____
Address PO Box 646 City Plymouth State MI Zip 48170

Sponsoring Organization's Agent's Name James Gietzen Title Parade Co Chair

Ph# _____ Fax# _____ Email James@myagentertainment.com Cell# _____
Address _____ City _____ State _____ Zip _____

Event Name Good Morning USA Parade "United We Stand"

Event Purpose Community engagement & entertainment

Event Date(s) July 4, 2025

Event Times Parade 9am-11am with set up and breakdown

Event Location Main St. between Theodore and Ross (Staging at the Cultural Center & Theodore)

What Kind Of Activities? A variety show in motion

What is the Highest Number of People You Expect in Attendance at Any One Time? 4,000

Coordinating With Another Event? YES NO If Yes, Event Name: _____

Event Details: (Provide a detailed description of all activities that will take place. Attach additional sheets if necessary.)

A parade filled with Plymouth style excitement and entertainment including musical acts, an MC stage @ Main/Trail, and lots of fun for all ages.

RECEIVED

MAR 18 2025

City of Plymouth

1. **TYPE OF EVENT:** Based on Policy 12.2, this event is: (Weddings Ceremonies - Please Review Section 12.2 f.)
 City Operated Co-sponsored Event Other Non-Profit Other For-Profit Political or Ballot Issue

2. **ANNUAL EVENT:** Is this event expected to occur next year? YES NO
 If Yes, you can reserve a date for next year with this application (see Policy 12.15). To reserve dates for next year, please provide the following information:
 Normal Event Schedule (e.g., third weekend in July): _____
 Next year's specific dates: July 4, 2026

See section 12.13 for license & insurance requirements for vendors

3. **FOOD VENDORS/ CONCESSIONS?** YES NO **OTHER VENDORS?** YES NO
 4. **DO YOU PLAN TO HAVE ALCOHOL SERVED AT THIS EVENT?** YES NO
 5. **WILL ALCOHOL BE SERVED ON PRIVATE PROPERTY AS PART OF THIS EVENT?** YES NO
 6. **WILL YOU NEED ELECTRICITY AND/OR WATER?** YES NO

CITY SERVICES REQUIRED? If needed, please attach a letter indicating all requests for City Services. (see Attachment B)

Street closures, DMS, PD, trash collection, PA system

7. **AN EVENT MAP IS** **IS NOT** attached. If your event will use streets and/or sidewalks (for a parade, run, etc.), or will use multiple locations, please attach a complete map showing the assembly and dispersal locations, and the route plan. Also show any streets or parking lots that you are requesting to be blocked off.

8. **EVENT SIGNS:** Will this event include the use of signs? YES NO
 If Yes, refer to Policy 12.8 for requirements, and describe the size and location of your proposed signs: **Please complete a sign illustration / description sheet and include with the application.**
 Signs or banners approved by the City of Plymouth for Special Events shall be designed and made in an artistic and workman like manner. **THE CITY MANAGER MUST APPROVE ALL SIGNS. SIGNS CANNOT BE ERECTED UNTIL APPROVAL IS GIVEN.**
 Signs and/or Banners may be used during the event only. Please refer to Special Event Policy for information related to the installation of banners on Downtown Street Light Poles in advance of event. **NO SIGNS ARE ALLOWED IN THE PARK IN ADVANCE OF THE EVENT.**

9. **UNLIMITED PARKING:** Are you requesting the removal of time limits on parking (see Policy 12.5)?
 YES NO
 If Yes, list the lots or locations where/why this is requested:
In and around event area

10. **CERTIFICATION AND SIGNATURE:** I understand and agree on behalf of the sponsoring organization that
- a. a Certificate of Insurance must be provided which names the City of Plymouth as an additional named insured party on the policy. (See Policy 12.10 for Insurance requirements)
 - b. Event sponsors and participants will be required to sign Indemnification Agreement forms (refer to Policy 12.12).
 - c. All food vendors must be approved by the Wayne County Health Department, and each food and/or other vendor must provide the City with a Certificate of Insurance which names the City of Plymouth as an additional named insured party on the policy. (See Policy 12.13)
 - d. The approval of this Special Event may include additional requirements and/or limitations, based on the City's review of this application, in accordance with the City's Special Event Policy. The event will be operated in conformance with the Written Confirmation of Approval. (see Policy 12.11 and 12.16)
 - e. The sponsoring organization will provide a security deposit for the estimated fees as may be required by the City, and will promptly pay any billing for City services which may be rendered, pursuant to Policy 12.3 and 12.4.

As the duly authorized agent of the sponsoring organization, I hereby apply for approval of this Special Event, affirm the above understandings, and agree that my sponsoring organization will comply with City's Special Event Policy, the terms of the Written Confirmation of Approval, and all other City requirements, ordinance and other laws which apply to this Special Event.

3/13/2025

Date

James Gletzen

Signature of Sponsoring Organization's Agent

RETURN THIS APPLICATION at least twenty (21) days prior to the first day of the event to: City

**Manager's Office
City Hall
201 S. Main Street
Plymouth MI 48170**

Phone: (734) 453-1234 ext. 203

11. **INDEMNIFICATION AGREEMENT**

INDEMNIFICATION AGREEMENT

The The Rotary Club of Plymouth/Beaumont Club of Oconomowoc/Plymouth/Plymouth Lions Club (*organization name*) agree(s) to defend, indemnify, and hold harmless the City of Plymouth, Michigan, from any claim, demand, suit, loss, cost of expense, or any damage which may be asserted, claimed or recovered against or from the Good Morning USA Parade (*event name*) by reason of any damage to property, personal injury or bodily injury, including death, sustained by any person whomsoever and which damage, injury or death arises out of or is incident to or in any way connected with the performance of this contract, and regardless of which claim, demand, damage, loss, cost of expense is caused in whole or in part by the negligence of the City of Plymouth or by third parties, or by the agents, servants, employees or factors of any of them.

Signature James Gletzen

Date 3/13/2025

Witness _____

Date _____

EVENT REVIEW FORM

EVENT NAME: Good Morning USA Parade TOTAL ESTIMATED FEE: _____

(Note: All fees are only initial estimates and can increase upon assessment of services after the close of the event)

7/9/25

MUNICIPAL SERVICES:	<input checked="" type="radio"/> Approved	<input type="radio"/> Denied	(list reason for denial)	Initial <u>CP</u>
ROAD CLOSURES PA SYSTEM PORT-A-JOHN'S 150				
\$250 Bathroom Cleaning Fee Per Day of Event?	<input checked="" type="radio"/> YES		NO	
Labor Costs:	\$ 1,500	Equipment Costs:	\$ 600	Materials Costs \$ 100
POLICE:	<input checked="" type="radio"/> Approved	<input type="radio"/> Denied	(list reason for denial)	Initial <u>GC</u>
1 - COMMAND OFFICER 6 - PATROL " > 4 HRS 5 - NAIASS SECURITY				
Labor Costs \$		Equipment Costs \$	2728	Materials Costs \$
FIRE:	<input checked="" type="radio"/> Approved	<input type="radio"/> Denied	(list reason for denial)	Initial <u>CS</u>
NO SERVICES REQUESTED				
Labor Costs \$	0	Equipment Costs \$		Materials Costs \$
HVA:	<input checked="" type="radio"/> Approved	<input type="radio"/> Denied	(list reason for denial)	Initial
DDA:	<input checked="" type="radio"/> Approved	<input type="radio"/> Denied	(list reason for denial)	Initial <u>RMS</u>
Labor Costs \$	0	Equipment Costs \$		Materials Costs \$
RISK MANAGEMENT:	<input checked="" type="radio"/> Approved	<input type="radio"/> Denied	(list reason for denial)	Initial <u>WB</u>
Class I - Low Hazard	Event Sponsors must provide current Certificate of Insurance naming City			
Class II - Moderate Hazard	of Plymouth as 'Additional Insured' including in the Description Box/Area.			
Class III - High Hazard	Food vendor/service requirements per Special Event Policy, must also be			
Class IV - Severe Hazard	met for any food.			
SITE FEE APPLIED TO ALL EVENTS IS \$100 PER DAY. TOTAL EVENT SITE FEE \$ _____				
APPROVED _____ NOT APPROVED _____ DATE _____				



Administrative Recommendation

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

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

To: Mayor & City Commission
From: Paul J. Sincock, City Manager
CC: S:\Manager\Sincock Files\Memorandum - Annual Review of Liquor Licenses for 2025 - 03-17-25.docx
Date: March 12, 2025
RE: PUBLIC HEARING - Annual Review of Liquor Licenses – Renewal, Non-Renewal, Revocation

Background

This Public Hearing and item on the agenda deals only with the annual license renewal, non-renewal, or revocation recommendation to the State of Michigan Liquor Control Commission. The members of the Local Liquor License Review Committee (LLRC) are required to meet prior to a City Commission meeting to make a recommendation to the City Commission related to the review of the annual report and the renewal, revocation, and non-renewal of licenses in the city. Their draft meeting minutes are attached to this report.

This is a normal part of our liquor workload during this time of year. We are required to review all our records related to each establishment. Often, we find that a few establishments owe the city either past due taxes, utility bills or other invoices. This year we worked to let establishments know if they owe the city any money or have outstanding issues prior to our official notice going out. We have attached the Official Hearing Notice for your information. Once the Notice went out, we typically find ownership groups come in and pay.

During our agenda preparations we have found **ALL** of our establishments are now in compliance with our ordinance and there are no significant issues. In fact, we only had one establishment who was asked to come in for a conference with the Chief of Police this past year to discuss a minor issue.

This Public Hearing is only dealing with the Renewal, Non-Renewal, or Revocation recommendations to the State of Michigan Liquor Control Commission.

Recommendation

Administrative recommendations are updated and current as of March 13, 2025, and are subject to changes pending additional information, corrections, adjustments, or payments that have been made since that time. This notice may be added to, changed, or amended. We have had some payments come in since the LLRC meeting and those payments are represented in this list of 03-13-25.

The following establishments are recommended for renewal.

Aqua – 413 N. Main
Barrio Cocina Y Tequileria – 555 Forest
Bearded Lamb Brewing Company – 149 W. Liberty – Two Licenses – Microbrew/Small Wine Maker
Bigalora/Arbor Brewing – 777 W. Ann Arbor Trail
Chicane – 885 Starkweather –
Compari's/Fiamma/Sardin Room – 350, 370, & 380 S. Main
City of Plymouth -Plymouth Community Cultural Center – 525 Farmer
Downtown Pourhouse/ Stella's Black Dog Tavern – 860 Fralick
E.G. Nicks – 500 Forest
Hermann's Olde Town Grille – 195 W. Liberty
Highline Spirits – 380 S. Main –
Ironwood Grill – 840 W. Ann Arbor Trail
Ledger/Ebenezer – 306 S. Main
Mayflower Lt. Gamble Post – VFW - 1426 S. Mill
Mayflower Meeting House – 499 S. Main
Nico & Vali – 744 Wing
Pakwaan Restaurant – 447 Forest
Park Place Gastro Pub – 336 S. Main –
Penn Grill – 820 Penniman
Pizza E Vino – 849 Penniman
Plymouth – Ann Arbor Elks – 110 W. Ann Arbor Trail
Plymouth Knights of Columbus Council 3292 – 150 Fair
Plymouth ROC – 1020 W. Ann Arbor Road – Escrow
Post Local Bistro – 844 Penniman
Red Ryder – 584 Starkweather -
Sean O'Callaghan's – 821 Penniman
Sidecar – 340 N. Main
Tai Basil – 983 W. Ann
Westborn Market – 860 – 870 Penniman

In order to assist the City Commission with their renewal/non-renewal recommendations to the State of Michigan, we have prepared a proposed Resolution approving the renewals as indicated. Should you have any questions in advance of the meeting, please feel free to contact Al Cox or myself.



Plymouth Liquor License Review Committee Meeting Minutes

Thursday, February 27, 2024 4:30 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 734-453-1234
Fax 734-455-1892

1. Call to Order – Chair Pobur
2. Roll Call – Colleen Pobur, Nick Moroz, Alanna Maguire.
Also present: Police Chief Cox, City Manager Sincock & two members of the public.
3. Approval of Minutes of April 1, 2024 - LLRC Meeting – Moved by Moroz and seconded by Maguire.
No comments and MOTION PASSED.

DRAFT

4. Discussion of current status of Liquor License Operations Reviews and Past Due Payments – City Manager Sincock presented the Administrative Recommendation related to the annual review of liquor license holders. He indicated that the LLRC is required to meet prior to a City Commission meeting and make a recommendation to the City Commission on renewal, non-renewal or revocation of liquor licenses based on the Liquor Management Ordinance. He reported that the majority of license holders were in compliance with the Ordinance and only a few had outstanding payments due to the City. The City Manager indicated that he expected most of the people with outstanding debts to the City will pay prior to the March 17th meeting. Further, the Administration has been working with those establishments to obtain payment prior to the official notice of non-renewal/revocation recommendation early next week, and hopefully prior to the March 17th City Commission meeting.

Chief Cox presented his 2025 Report on Alcohol related police incidents. He noted that city police officers had conducted 423 Liquor License Inspections in 2024, up from 357 in 2023. He reported that alcohol related disorderly conduct totaled 26 incidents city wide. There was only one conference or notification required with a local establishment for all of 2024. The Chief's report will be attached to these meeting minutes.

The following Resolution was offered by Moroz and seconded by Maguire:

WHEREAS The City of Plymouth has a Liquor Management Ordinance related to the operation of all Class C Type Liquor Licenses in the City, and

WHEREAS On February 27, 2025, the City Administration presented the Liquor License Review Committee with information about the various liquor licensed establishments in the City, and

DRAFT

DRAFT

WHEREAS The Local Liquor License Review Committee is required to make a recommendation to the City Commission related to the Renewal, non-renewal or revocation of all liquor licenses in the City.

NOW THEREFORE BE IT RESOLVED THAT THE Local Liquor License Review Committee does hereby recommend to the City Commission that the following establishments be recommended to the State of Michigan Liquor Control Commission for renewal.

- 1) Barrio Cocina Y Tequileria 555 Forest
- 2) Buon Vino Winery, LLC, Pizza E Vino 849 Penniman
- 3) Bearded Lamb Brewing Company – 149 W. Liberty – Two Licenses – Microbrew/Small Wine Maker –
- 4) Bigalora/Arbor Brewing – 777 W. Ann Arbor Trail – Two establishments/one license
- 5) Chicane – 885 Starkweather

- 6) Compari's/Fiamma/Sardine Room – 350, 370 & 380 S. Main – Three establishments one license –
- 7) E.G. Nicks – 500 Forest Ave
- 8) Hermann's Olde Town Grille – 195 W. Liberty
- 9) Highline Spirits – 380 S. Main.
- 10) Ledger/Ebeneezer – 306 S. Main – Two Establishments one license
- 11) Mayflower Lt. Gamble Post – VFW – 1426 S. Mill.
- 12) Mayflower Meeting House – 499 S. Main
- 13) Nico & Vali – 744 Wing
- 14) Pakwaan Restaurant – 447 Forest
- 15) Plymouth – Ann Arbor Elks – 110 W. Ann Arbor Trail
- 16) Plymouth Cultural Center – City of Plymouth– 525 Farmer Street
- 17) Plymouth Knights of Columbus Council 3292 – 150 Fair
- 18) Plymouth ROC/Framo Enterprise, LLC – 1020 W. Ann Arbor Road (License in Escrow
- 19) Post Local Bistro – 844 Penniman
- 20) Red Ryder – 584 Starkweather
- 21) Sean O'Callaghan's – 821 Penniman
- 22) SideCar – 340 N. Main
- 23) Tai Basil – 983 W. Ann Arbor Trail
- 24) Westborn Market – 860 – 870 Penniman

The following establishments are recommended to the City Commission to recommend **NON-RENEWAL OR REVOCATION** for failure to comply with city ordinances to the State of Michigan Liquor Control Commission:

- 1) **Parkside Gastro Pub (Piano Bar of Plymouth) – 336 S. Main**
- 2) **Penn Grill – (VWS Holdings) – 820 Penniman**
- 3) **Aqua Fine Dining (VNB LLC) – 413 N. Main**

DRAFT

Further, that a hearing before the Local Liquor License Review Committee in accordance with Section 9 of the City of Plymouth Liquor Management Ordinance. LLRC Hearing is scheduled for 6:00 p.m. on March 17, 2025, at the Plymouth City Hall, 201 S. Main Street, Plymouth, MI be held in advance of the City Commission Meeting.

There was some discussion among the LLRC to the specifics of the outstanding debts owed to the City from the three establishments. The City Administration noted that they would prepare the proper Public Hearing Notice for the City Commission meeting and prepare an agenda for the LLRC.

MOTION PASSED - Unanimously

**NOTICE OF A
PUBLIC HEARING FOR RECOMMENDING
RENEWAL, REVOCATION AND NON-RENEWAL
OF LIQUOR LICENSES IN ACCORDANCE WITH
The City of Plymouth Liquor Management Ordinance**

Plymouth City Commission
Commission Chambers
201 S. Main
Plymouth, MI 48170
March 17, 2025 - 7:00 p.m.

***ADMINISTRATIVE RECOMMENDATIONS ARE CURRENT AS OF 03/06/25 AND ARE
SUBJECT TO CHANGE PENDING ADDITIONAL INFORMATION.***

Open Public Hearing – As a part of the Regular City Commission Agenda

- 1) Barrio Cocina Y Tequileria 555 Forest – Administrative Recommendation to approve renewal.
- 2) Buon Vino Winery, LLC, Pizza E Vino 849 Penniman - Administrative Recommendation to approve renewal.
- 3) Bearded Lamb Brewing Company – 149 W. Liberty – Two Licenses – Microbrew/Small Wine Maker – Administrative Recommendation to approve renewal.
- 4) Bigalora/Arbor Brewing – 777 W. Ann Arbor Trail – Two establishments/one license – Administrative Recommendation for approval.
- 5) Chicane – 885 Starkweather – Administrative Recommendation for approval.
- 6) Compari's/Fiamma/Sardine Room – 350, 370 & 380 S. Main – Three establishments one license – Administrative Recommendation for Approval.
- 7) E.G. Nicks – 500 Forest Ave. – Administrative Recommendation for approval.
- 8) Hermann's Olde Town Grille – 195 W. Liberty – Administrative Recommendation for approval
- 9) Highline Spirits – 380 S. Main - Administrative Recommendation for approval.
- 10) Ledger/Ebenezer – 306 S. Main – Administrative Recommendation for approval.
- 11) Mayflower Lt. Gamble Post – VFW – 1426 S. Mill – Administrative Recommendation for approval.

- 12) Mayflower Meeting House – 499 S. Main – Administrative Recommendation for approval.
- 13) Nico & Vali – 744 Wing – Administrative Recommendation for approval.
- 14) Pakwaan Restaurant – 447 Forest - Administrative Recommendation for approval.
- 15) Plymouth – Ann Arbor Elks – 110 W. Ann Arbor Trail – Administrative Recommendation for approval.
- 16) Plymouth Cultural Center – City of Plymouth– 525 Farmer Street – Administrative Recommendation to approve renewal.
- 17) Plymouth Knights of Columbus Council 3292 – 150 Fair – Administrative Recommendation for approval.
- 18) Plymouth ROC/Framo Enterprise, LLC – 1020 W. Ann Arbor Road (License in Escrow) – Administrative Recommendation for approval.
- 19) Post Local Bistro – 844 Penniman – Administrative Recommendation for approval. Scheduling water meter replacement.
- 20) Red Ryder – 584 Starkweather – Administrative Recommendation for approval.
- 21) Sean O'Callaghan's – 821 Penniman – Administrative Recommendation for approval.
- 22) SideCar – 340 N. Main – Administrative Recommendation for approval.
- 23) Tai Basil – 983 W. Ann Arbor Trail – Administrative Recommendation for approval.
- 24) Westborn Market – 860 – 870 Penniman – Administrative Recommendation for approval.

The following establishments are recommended for NON-RENEWAL OR REVOCATION as outlined here:

- 1) **Parkside Gastro Pub (Piano Bar of Plymouth) – 336 S. Main** - Administrative Recommendation for non-renewal and revocation for failure to pay outstanding bills due to the City estimated at \$10,265.30 and is a violation of City Ordinance. A hearing before the Local Liquor License Review Committee in accordance with Section 9 of the City of Plymouth Liquor Management Ordinance. LLRC Hearing is scheduled for 6:00 p.m. on March 17, 2025, at the Plymouth City Hall, 201 S. Main Street, Plymouth, MI.
- 2) **Penn Grill – (VWS Holdings) – 820 Penniman** - Administrative Recommendation for non-renewal and revocation for failure to pay outstanding bills due to the City estimated at \$491.92

and is a violation of City Ordinance. A hearing before the Local Liquor License Review Committee in accordance with Section 9 of the City of Plymouth Liquor Management Ordinance. LLRC Hearing is scheduled for 6:00 p.m. on March 17, 2025, at the Plymouth City Hall, 201 S. Main Street, Plymouth, MI.

- 3) **Aqua Fine Dining (VNB LLC) – 413 N. Main** - Administrative Recommendation for non-renewal and revocation for failure to pay outstanding bills due to the City estimated at \$1,046.34 and is a violation of City Ordinance. A hearing before the Local Liquor License Review Committee in accordance with Section 9 of the City of Plymouth Liquor Management Ordinance. LLRC Hearing is scheduled for 6:00 p.m. on March 17, 2025, at the Plymouth City Hall, 201 S. Main Street, Plymouth, MI.

** License holders with past due payments due should check their records to confirm if the payment has already been made and notify the City Treasurer (734-453-1234 ext. 209.) Contact with the City Treasurer and payment can result in the Administrative Recommendation being changed in advance of the Public Hearing. **Past due tax payments to Wayne County should have a receipt showing payment.***

The City of Plymouth may provide correspondence, reports and/or public comment from the City Manager, Police Chief, City Clerk, Building Official, Fire Chief or Inspector, City Treasurer and/or other members of the City of Plymouth Staff.

LOCAL LIQUOR LICENSE REVIEW COMMITTEE WILL MEET AT 6:00 p.m. ON MONDAY, MARCH 17, 2025 AT THE PLYMOUTH CITY HALL TO MAKE A FINAL RECOMMENDATION TO CITY COMMISSION ON RENEWAL, REVOCATION AND NON-RENEWAL OF LIQUOR LICENSES.

Licensees are required to notify the City's Attorney's Office at least three (3) days prior to the hearing date if they intend to contest the proposed action, and to provide the names of witnesses known at the time who will testify on their behalf. (Section 8, B6) Contact City Attorney's Office at – Plunkett & Cooney, Robert Marzano, City Attorney - 248-594-6357.

2025 REPORT OF ALCOHOL RELATED POLICE INCIDENTS

TO: PAUL SINGCOCK, CITY MANAGER
FROM: A.L. COX, DIRECTOR OF PUBLIC SAFETY *A.L. Cox*
SUBJECT: ALCOHOL RELATED INCIDENTS FOR PERIOD 1/1/2024-12/31/2024
DATE: 2/17/2025

Current MLCC Licenses in the City of Plymouth

Alcohol by the Glass: 29 Active, 1 In Escrow (1 for every 305 residents)
 Packaged Liquor: 9 Active, 2 In Escrow (1 for every 832 residents)

Total MLCC inspections by Officers to every MLCC regulated establishment

- Officers are required to perform MLCC inspections of all MLCC regulated establishments. This occurs monthly, at minimum, for alcohol by the glass establishments, including our packaged beer, wine, and liquor stores. Inspections consist of an Officer’s walk-thru/observation of the establishment’s employees, patrons, and service practices. A written checklist/report may also be completed.

MLCC Police Officer Inspections	2021	2022	2023	2024
Total	355	357	357	423

Total alcohol related Disorderly Conduct Calls For Service (CFS)

- The following table displays all alcohol related Disorderly Conduct CFS for the referenced time period. Total CFS of this type are listed first, followed by those dispatched directly to the address of any licensed establishment. The last category is all other alcohol-related Disorderly Conduct CFS around town. Two felonies were included in these numbers, both for Aggravated Assault, one involving a weapon.

Alcohol Related Disorderly Conduct CFS	2021	2022	2023	2024
Total	32	33	26	26
Local Establishments	11	12	5	13
Other Areas Around Town	21	21	21	13

Total alcohol related driving/motor vehicle CFS

- All drunken driving incidents, including OWI 1st Offense, Repeat Offenders (OWI II & OWI III), Super Drunk, and Child Endangerment cases.

Alcohol/Motor Vehicle related CFS	2021	2022	2023	2024
Total	31	31	17	23

- In an effort to give you a better understanding of our total number, the following table breaks down the specifics regarding the types of drunks we encounter and in some cases an idea of their condition (Blood Alcohol Content over .17). One of this year's arrests involves a drunk driver who refused to stop and led officers on a vehicle pursuit until he crashed.

Year	OWI 1st Offense MISDEMEANOR	OWI 2nd Offense MISDEMEANOR	OWI 3rd Offense FELONY	"Super Drunk" Law .17 BAC or higher MISDEMEANOR	Total OWI Arrests	OWI Crashes
2021	18 (58%)	4 (13%)	1 (3%)	8 (26%)	31	5
2022	19 (61%)	2 (6.5%)	2 (6.5%)	8 (26%)	31	5
2023	8 (47%)	1 (6%)	1 (6%)	7 (41%)	17	5
2024	19 (83%)	1 (4%)	0 (0%)	3 (13%)	23	2

Total other alcohol related incidents

- Includes such incidents as Minor in Possession, Open Intoxicants, Trespassing and other CFS involving alcohol not otherwise captured.

Other alcohol related incidents	2021	2022	2023	2024
Total	4	8	1	3

Total alcohol related Malicious Destruction of Property (MDOP) CFS

- Incidents involving MDOP in which the suspect is intoxicated or had been drinking.

Alcohol related MDOP CFS	2021	2022	2023	2024
Total	0	2	2	2

Total alcohol related referrals to Hegira Health Inc.- Community Outreach for Psychiatric Emergencies (COPE)

- This includes all alcohol-related incidents in which a referral was made to COPE for either an immediate crisis situation or one in which a person is seeking help with alcohol or substance abuse.

Alcohol related COPE Referrals	2021	2022	2023	2024
Total	3	1	1	4

Total Violation Reports Involving City MLCC Licensed Establishments

MLCC Violation Reports	2021	2022	2023	2024
Total	5	1	0	0

CONTINUE TO NEXT PAGE→

Total Police Notifications to MLCC regulated establishments

- These notifications were telephone calls, emails, or face to face meetings with bar owners or management anytime Officers responded to an incident involving a subject(s) that consumed in their establishment (i.e. a visibly intoxicated subject that was arrested for drunk driving after having been served at a local bar).
- It is important to note that the information as to where a subject(s) was drinking is generally provided by an intoxicated person that, in the same breath, will tell us he/she had “two beers” when it is obvious they had much more.

Establishment	2021	2022	2023	2024
Aqua	0	0	0	0
Barrio Cocina Y Tequileria	0	0	0	0
Bearded Lamb	0	0	0	0
Bigalora	0	0	0	0
Chicane				0
Compari's/Fiama/Sardine Room	0	0	0	0
Cultural Center	0	0	0	0
E.G. Nicks	0	0	0	0
Greek Islands/The Ebenezer/The Ledger	4	1	0	0
Herman's Olde Town Grille	0	0	0	0
Highline Spirits				
Ironwood	0	1	0	0
Mayflower Meeting House	0	0	0	0
Nico & Vali	0	0	0	0
Pakwaan Restaurant	0	0	0	0
Park Place Gastro Pub	0	0	1	0
Penn Grille	1	0	0	0
Pizza E Vino	0	0	0	0
Plymouth-Ann Arbor Elks			0	0
Plymouth Knights of Columbus	0	0	0	0
Plymouth ROC	0	0	0	0
Sean O'Callaghan's	0	0	0	0
Sidecar			0	0
Stella's Black Dog Tavern/The Downtown Pourhouse	0	0	0	0
Thai Basil			0	0
The Honey Hole/Red Ryder	0	0	0	0
The Post Local Bistro	1	0	3	1
VFW	0	0	0	0
Westborn Market	0	0	0	0
Total	6	2	4	1

RESOLUTION

The following Resolution was offered by _____ and seconded by _____

WHEREAS The City of Plymouth has a Liquor Management Ordinance related to the operation of all Class C Type Liquor Licenses in the city; and

WHEREAS On February 27, 2025, the City Administration presented the Liquor License Review Committee with information about the various liquor licensed establishments in the city, and

WHEREAS The Local Liquor License Review Committee is required to make a recommendation to the City Commission related to the renewal, revocation and non-renewal of all liquor licenses in the City and they have completed that task.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby recommend to the Michigan Liquor Control Commission that the following licenses be renewed:

Aqua – 413 N. Main
Barrio Cocina Y Tequileria – 555 Forest
Bearded Lamb Brewing Company – 149 W. Liberty - Two Different Licenses Micro Brewer & Small Wine Maker
Bigalora/Arbor Brewing – 777 W. Ann Arbor Trail
Chicane – 885 Starkweather –
Comari's/Fiamma/Sardin Room – 350, 370, & 380 S. Main
City of Plymouth - Plymouth Community Cultural Center – 525 Farmer
Downtown Pourhouse/ A.K.A. -Stella's Black Dog Tavern – 860 Fraick
E.G. Nicks – 500 Forest
Hermann's Olde Town Grille – 195 W. Liberty
Highline Spirits – 380 S. Main –
Ironwood Grill – 840 W. Ann Arbor Trail
Ledger/Ebenezer – 306 S. Main
Mayflower Lt. Gamble Post – VFW - 1426 S. Mill
Mayflower Meeting House – 499 S. Main
Nico & Vali – 744 Wing
Pakwaan Restaurant – 447 Forest
Park Place Gastro Pub – 336 S. Main
Penn Grill – 820 Penniman
Pizza E Vino – 849 Penniman
Plymouth – Ann Arbor Elks – 110 W. Ann Arbor Trail
Plymouth Knights of Columbus Council 3292 – 150 Fair
Plymouth ROC – 1020 W. Ann Arbor Road – Escrow
Post Local Bistro – 844 Penniman
Red Ryder – 584 Starkweather -
Sean O'Callaghan's – 821 Penniman
Sidecar – 340 N. Main
Tal Basil – 983 W. Ann
Westborn Market – 860 – 870 Penniman



Administrative Recommendation

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

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

To: Mayor & City Commission
From: Paul J. Sincock, City Manager
CC: *S:\Manager\Sincock Files\Memorandum - PUD Amendment Starkweather School - 03-07-25.docx*
Date: March 14, 2025
RE: Starkweather Subdivision Amendment to Planned Unit Development Agreement

Background

The City Commission is aware that a developer has been working to redevelop what is commonly known as the Starkweather School Property located in Old Village on N. Holbrook Street and going back along E. Spring Street. The original Developers have struggled to bring this project to completion and within the scope of their presentations before the Planning Commission. Our Administrative Team has worked diligently with the new majority developer (Lombardo Homes) to get them to "yes." The new LLC is City Homes by Lombardo, LLC and they have made a request to allow them to make some changes to the Floor Area Ratio (FAR) requirements for some of their lots. They have gone to the Planning Commission and after much discussion there they approved of some changes that would allow the developer to move forward.

This would be the third amendment to the Planned Unit Development. It is nice to see that a reputable developer now holds the majority of the property in this subdivision, and we are hopeful that this project will see significant progress during this summer construction season.

We have attached a memorandum from our Planning Director Greta Bolhuis, which provides additional background information.

RECOMMENDATION:

The City Administration recommends that the City Commission adopt the second amendment to the Starkweather Subdivision PUD, and the third amendment to the Master Deed. Greta will be on hand on Monday night, should there be any questions that come up at the meeting.

We have attached a proposed Resolution for the City Commission to consider regarding this matter. Should you have any questions in advance of the meeting please contact Greta Bolhuis or myself.

ADMINISTRATIVE RECOMMENDATION

To: Paul Sincock, City Manager
From: Greta Bolhuis, AICP, Planning and Community Development Director
Date: March 11, 2025
Re: Starkweather Subdivision Amendment to Planned Unit Development Agreement

BACKGROUND:

As you are aware, the redevelopment of the former Starkweather School into 22 apartment units and the construction of 23 new single-family homes in a subdivision behind the former school building has been ongoing for nearly a decade. This project was approved as a planned unit development (PUD) in April 2016. The school building was redeveloped first, which was a requirement of the PUD agreement, and was completed in September 2020. Soon after, Curtis-Plymouth LLC started to develop and submit building plans for the single-family homes in the subdivision. Between 2016 and 2020, multiple new ordinances were adopted by the City Commission that imposed additional regulations on the construction of R-1, Single Family Residential homes. These ordinances included foundation heights and grading, floor area ratio, and front-facing, attached garages. In 2020, Curtis-Plymouth LLC petitioned the Planning Commission to allow for approximately eight (8) parking spaces to be located in the "park area" designated at the south end of the subdivision development. The Planning Commission approved this deviation in exchange for additional square footage for the park area, a landscaping plan, and privacy fencing along the back of three (3) of the homes to clearly delineate the publicly accessible area. In 2021, Curtis-Plymouth LLC petitioned the Planning Commission to allow increased building height on about three-quarters of the lots. The Planning Commission also approved this deviation. The First Amendment to the Planned Unit Development Agreement included the 2020 and 2021 deviations and was approved by the City Commission in July 2021.

As you are aware, City Homes by Lombardo LLC acquired fifteen (15) single-family lots in the Fall of 2024 after those properties went into foreclosure. Since that time, the City Administration has been working with Lombardo to issue permits for the remaining single-family homes and to finish construction of the required common area improvements.

City Homes by Lombardo LLC petitioned the Planning Commission in February 2025 to reduce the required floor area ratio (FAR) on five (5) of the walkout units. After much discussion, the Planning Commission recommended a deviation that would allow for the width of the attached, front-facing garage to be 20 feet, a reduction of 2 feet. The deviation is only applicable to lot numbers 12, 13, 21, 22, and 23. The next step is for the City Commission to review and approve the Second Amendment to the Planned Unit Development Agreement. This agreement memorializes the approval of that deviation from the R-1, Single-Family Residential ordinance.

Enclosed is a draft of the Second Amendment to the Starkweather Subdivision PUD Agreement and Third Amendment to the Master Deed. Each previous amendment remains in effect and this amendment memorializes the new deviation of garage width on those five (5) units.

RECOMMENDATION:

Staff recommend that the City Commission review and approve the enclosed Second Amendment to the Starkweather Subdivision PUD Agreement and Third Amendment to the Master Deed. Staff further recommend that the City Commission authorize the Mayor and City Clerk to execute this amendment on behalf of the city.

Please contact me directly if you have any questions.

SECOND AMENDMENT TO PLANNED UNIT DEVELOPMENT AGREEMENT

This Second Amendment to Planned Unit Development Agreement ("**Second Amendment**") is entered into on _____, 2025, between the City of Plymouth, a Michigan municipal corporation, with its principal address at 201 S. Main Street, Plymouth, Michigan 48170 (the "**City**"), and City Homes by Lombardo LLC, a Michigan limited liability company, with its principal place of business at 13001 23 Mile Road, Suite 200, Shelby Township, Michigan 48315 ("**Developer**").

RECITALS:

A. Developer's predecessor in interest, Curtis-Plymouth LLC, a Michigan limited liability company, and the City entered into a Planned Unit Development Agreement dated October 24, 2016, which was recorded in Liber 53943, Page 1454, Wayne County Records, as amended by First Amendment to Planned Unit Development Agreement recorded in Liber 56954, Page 1166, Wayne County Records (collectively, the "**PUD Agreement**"), with respect to certain real property located in the City of Plymouth, Wayne County, Michigan, which is more particularly described on **Exhibit 1** attached hereto (the "**Property**"). Capitalized terms used but not otherwise defined in this Second Amendment shall have the meanings ascribed to such terms in the PUD Agreement.

B. The PUD Plan attached to the PUD Agreement was approved by the City of Plymouth City Commission on April 4, 2016. The First Amendment to PUD was approved by the Commission on July 19, 2021.

C. Subsequent to the date that the PUD Agreement was approved, the City adopted Ordinance No. 2017-01 ("**FAR Ordinance**"), which regulates residential floor area ratios in residential districts and requires a floor area ratio of 0.40 for all units within the Property.

D. The application of the R-1, Single-Family Residential Ordinance, together with other applicable ordinances, would create a hardship as to certain walkout units within the Property, which are the smallest approved units on the PUD Plan. Specifically, such ordinances provide that front entry garages are included in the floor area ratio calculation and must be a minimum of twenty-two (22) feet wide and a maximum of fifty percent (50%) of the front elevation, which would require any home with an attached front entry garage to be a minimum of forty-four (44) feet wide. Such requirements cause significant architectural hardship in designing a home with an attached front entry garage that meets the FAR Ordinance on the very small walkout units within the Property.

E. Developer has requested from the City that relief be granted from the R-1, Single-Family Residential Ordinance as to the walkout units, which are units 12, 13, 21, 22 and 23, and that front entry garages of a minimum of twenty (20) feet wide be permitted within such units. Such minimum width deviation would allow for attached front entry garages to be constructed on such units.

F. Developer and the City desire to amend the PUD Agreement to allow for the requested relief, subject to the terms and conditions set forth in this Second Amendment.

THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Minimum Front Entry Garage Widths.** The minimum front entry garage width within units 12, 13, 21, 22 and 23 shall be twenty (20) feet. All other units on the Property shall comply with the R-1, Single-Family Residential Ordinance and the Schedule of Regulations for R-1, including the FAR Ordinance, and shall have a minimum front entry garage width of twenty-two (22) feet.

2. **Ratification.** Except as amended by this Second Amendment, the PUD Agreement is hereby ratified by the parties and shall continue in full force and effect.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

The parties hereto have set their hands and seals as of the day and year first above written.

City of Plymouth, a Michigan municipal corporation

By: _____
Suzi Deal
Its: Mayor

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me on _____, 2025, by Suzi Deal, Mayor of City of Plymouth, a Michigan municipal corporation, on behalf of the corporation.

_____, Notary Public
_____ County, Michigan
Acting in the County of _____
My commission expires: _____

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

City Homes by Lombardo LLC, a Michigan limited liability company

By: _____

Its: Authorized Agent

STATE OF MICHIGAN)
) ss.
COUNTY OF MACOMB)

The foregoing instrument was acknowledged before me on _____, 2025, by _____, Authorized Agent of City Homes by Lombardo LLC, a Michigan limited liability company, on behalf of the limited liability company.

_____, Notary Public
_____ County, Michigan
Acting in the County of _____
My commission expires: _____

Drafted by:
Brandon J. Muller
Clark Hill PLC
220 Park Street, Suite 200
Birmingham, Michigan 48009

When recorded, return to:
Clerk
City of Plymouth
201 S. Main Street
Plymouth, Michigan 48170

Exhibit 1

Legal Description

LOT 437, LOT 436 EXCEPT THE WEST 146.50 FEET, AND PART OF LOTS 438 AND 429 OF ASSESSOR'S PLYMOUTH PLAT NO. 15 OF THAT PART OF BRADNER AND HOLBROOK'S SUBDIVISION LYING IN SECTION 26 AND OF PART OF THE W. 1/2 OF THE N.E. 1/4 OF SECTION 26, T.1S., R.8E., CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 66 OF PLATS, PAGE 81, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 437, ALSO BEING A POINT ON THE EAST LINE OF N. HOLBROOK AVENUE (66' WIDE); THENCE N.02°16'00"W., 166.18 FEET ALONG THE EAST LINE OF SAID N. HOLBROOK AVENUE TO THE NORTHWEST CORNER OF SAID LOT 437, ALSO BEING A POINT OF INTERSECTION OF THE EAST LINE OF SAID N. HOLBROOK AVENUE AND THE SOUTH LINE OF E. SPRING STREET (49.50' WIDE); THENCE N.87°43'01"E., 296.93 FEET ALONG THE SOUTH LINE OF SAID E. SPRING STREET; THENCE N.20°59'01"E., 143.68 FEET TO THE NORTHEAST CORNER OF LOT 439 OF SAID ASSESSOR'S PLYMOUTH PLAT NO. 15; THENCE S.56°56'39"E., 27.86 FEET TO THE SOUTHEAST CORNER OF LOT 444 OF SAID ASSESSOR'S PLYMOUTH PLAT NO. 15; THENCE S.89°49'33"E., 111.44 FEET; THENCE N.33°30'54"E., 311.77 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 429; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE NORTHEASTERLY LINE OF SAID LOT 429: 1) S.48°51'58"E., 163.99 FEET, 2) S.17°22'44"E., 161.22 FEET AND 3) S.03°27'41"W., 281.32 FEET; THENCE S.78°45'48"E., 98.70 FEET; THENCE S.21°12'06"W., 179.53 FEET; THENCE S.12°38'12"W., 83.07 FEET; THENCE S.79°51'22"W., 60.00 FEET; THENCE N.11°58'17"E., 55.91 FEET; THENCE N.86°38'08"W., 47.32 FEET; THENCE N.02°24'18"E., 30.64 FEET; THENCE N.86°38'08"W., 150.10 FEET; THENCE N.02°18'04"E., 204.77 FEET; THENCE S.89°56'51"W., 108.98 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 429, ALSO BEING A POINT ON THE EASTERLY LINE OF SAID LOT 438; THENCE S.12°50'12"W., 28.19 FEET ALONG THE WESTERLY LINE OF SAID LOT 429, ALSO BEING ALONG THE EASTERLY LINE OF SAID LOT 438; THENCE S.89°55'55"W., 212.70 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 438; THENCE S.87°53'59"W., 7.73 FEET ALONG THE SOUTH LINE OF SAID LOT 438 TO THE NORTHEAST CORNER OF SAID LOT 436; THENCE S.17°47'42"W., 50.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 436; THENCE S.87°57'43"W., 82.44 FEET ALONG THE SOUTH LINE OF SAID LOT 436; THENCE N.02°16'00"W., 47.66 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 436; THENCE S.87°53'59"W., 146.50 FEET ALONG THE NORTH LINE OF SAID LOT 436 TO THE POINT OF BEGINNING.

CONTAINING: 308,427.09 SQ. FT. OR 7.08 ACRES

**THIRD AMENDMENT TO MASTER DEED
OF
STARKWEATHER CONDOMINIUM**

CITY HOMES BY LOMBARDO LLC, a Michigan limited liability company, whose address is 13001 23 Mile Road, Suite 200, Shelby Township, Michigan 48315, being the holder pursuant to an Assignment of Developer's Rights recorded in Liber 59162, Page 1025, Wayne County Records, of the rights of the Developer of Starkweather Condominium, a residential condominium project located in the City of Plymouth, Wayne County, Michigan, established pursuant to the Master Deed thereof recorded in Liber 55773, Page 523, Wayne County Records, as amended by First Amendment to Master Deed recorded in Liber 57196, Page 88, Wayne County Records, and as further amended by a Second Amendment to Master Deed recorded in Liber 59340, Page 388, Wayne County Records (collectively, the "Master Deed"), and designated as Wayne County Condominium Subdivision Plan No. 1148, hereby amends the Master Deed pursuant to Section 9.2 thereof for the purposes set forth herein. Upon the recording of this Third Amendment to Master Deed in the office of the Wayne County Register of Deeds, the Master Deed, including the Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B and recorded as aforesaid, will be amended as follows:

1. Section 6.1 of the Bylaws is hereby amended and restated in its entirety to read as follows:

Section 6.1 Residential Use. No Unit in the Condominium shall be used for other than single-family residential purposes, as defined by the City of Plymouth Zoning Ordinance. No building shall be constructed or placed within a Unit except one single-family private dwelling or model home and a garage containing no less than two (2) parking spaces for the sole use of the Co-owner or occupants of the dwelling.

Attached, front entrance garages shall not be allowed on Units 2-5 and 17-19. Front entrance garages shall be allowed on Units 1, 6-16 & 20-23, provided that: (a) the front plane of the garage shall be set back an additional five feet (5') from the front elevation of the structure (for a minimum of thirty feet (30') from the front setback) for attached garages; (b) the garage width shall be less than fifty percent (50%) of the overall width of the house; (c) the minimum garage width within Units 12, 13 & 21-23 shall be twenty feet (20'); (d) there shall be two (2) single-car doors instead of one (1) two-car door; and (e) at least one architectural feature shall include: (i) pillars/posts on each side of the garage; (ii) a

trellis in front of, and over, the garage; or (iii) dormers over the garage, if there is living space over the garage.

No other accessory building or structure may be erected in any manner or location within a Unit without the prior written consent of Developer and/or the Architectural Review Committee (as described in Section 6.23 below).

2. Section 6.2 of the Bylaws is hereby amended and restated in its entirety to read as follows:

Section 6.2 Dwelling Quality and Size. - In order to ensure that all dwellings in the Condominium Project shall be of quality design, workmanship and materials approved by Developer, during the Construction and Sales Period, and thereafter by the Association, and that all dwellings shall be constructed in accordance with all applicable governmental building codes, zoning and other ordinances and/or regulations and in accordance with such further standards as may be required by these Bylaws, the Architectural Review Committee, or Developer, its successors and/or assigns. Notwithstanding the foregoing, all homes shall be subject to the following requirements:

- | | |
|----------------------------|--|
| Maximum Height: | 25 feet, except that the maximum height within Units 1-3, 7-17 & 21-23 shall be in accordance with Section 3 of the First Amendment to Planned Unit Development Agreement recorded in Liber 56954, Page 1166, Wayne County Records |
| Maximum Number of Stories: | 2 (above grade) |
| Front Yard Setback: | 25 feet (front porches may extend into the front yard setback by up to 7 feet, uncovered steps may project an additional 2 feet |
| Side Yard Setback: | 6 feet |
| Rear Yard Setback: | 35 feet (for Units 1-5, 7 and 12-23)
28 feet (for Units 6, 8 and 11) |

3. In all other respects, other than as hereinabove indicated, the Master Deed, including the Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B and recorded as aforesaid, is hereby ratified and confirmed.

RESOLUTION

The following Resolution was offered by Commissioner _____ and seconded by Commissioner _____.

- WHEREAS The City Commission approved the planned unit development (PUD) agreement for the Starkweather School and Starkweather Subdivision in 2016 and the first amendment to the PUD agreement in 2021, and
- WHEREAS CityHomes by Lombardo LLC has stepped in to construct the outstanding single-family homes and common area improvements required by the PUD agreement, and
- WHEREAS The Planning Commission recommended a deviation that would allow for the width of the attached, front-facing garage to be 20 feet on lots 12, 13, 21, 22, and 23, and
- WHEREAS The City Administration and City Homes by Lombardo LLC have agreed on the terms of the amendment to the PUD, which has been reviewed by the City Attorney.

NOW THEREFORE BE IT RESOLVED THAT the City Commission does hereby approve the enclosed Second Amendment to the Starkweather Subdivision PUD Agreement and Third Amendment to the Master Deed.

NOW THEREFORE BE IT FURTHER RESOLVED THAT the City Commission authorize the Mayor and City Clerk to execute this amendment on behalf of the city.

ADMINISTRATIVE UPDATE

To: Mayor & City Commission
CC: S:\Manager\Sincock Files\Memorandum - Liquor Management Ordinance Potential Changes - 03-07-25.doc
From: Paul J. Sincock -City Manager
Date: 3/14/2025
Re: Liquor License Ordinance and Cap Review & Discussion

There are no proposed changes in the Liquor Management Ordinance at this time, and there is no vote planned at this meeting. It is required that the Ordinance and/or the number of liquor licenses in the city is reviewed annually to determine if the City Commission would like to make changes to the Ordinance and/or the allocation of licenses. The only way to have this review is at an open public meeting, which allows discussion among the entire City Commission, along with public input. It should be noted that in 2003, it does not appear that there was any "cap" in the early versions of the Ordinance. Once a "cap" was implemented, the City made changes (increases) to the "cap" several times over the years.

There seems to be some confusion over how the liquor serving establishments are managed by the City and State. There are two or three different (*depending on location*) sets of Ordinances that come into play if you are a liquor serving establishment. In addition, the State of Michigan has another whole host of regulations, inspections, and financial requirements. Licenses are issued by the State of Michigan, not the City.

City Ordinances that come into effect for liquor serving establishments are as follows:

- Liquor Management Ordinance – (See attached)
- Special Land Use Permit – (See attached)
- Historic District Requirements – (*if in the Kellogg Park Historic District*)

Related to the review of the number of allowable licenses by Zoning District, in the B-2 Zoning District (DDA) there are currently 18 allowable licenses, outside of the DDA there are 12 allowable licenses. However, we have a total of 33 different establishments due to "shared" licenses.

According to the State of Michigan, Plymouth should have a total of six liquor serving establishments, in accordance with the Local Governmental Unit quota, under MCL

436.1531. The vast majority of liquor licenses are “transferred into” the City, mainly from somewhere in Wayne County, but some are outside of the County.

Related to “transferred licenses,” the Michigan Liquor Control Commission has made it perfectly clear, in writing and at hearings that transfer of licenses by the State into the City **does NOT require approval of the local unit of government.** Apply to the State, pay their fees and the State of Michigan transfers a license into the city, without regard to the “cap.” To remove a transferred license the City would be required to go through a lengthy revocation process and hearing before the Michigan Liquor Control Commission.

Related to the review of the “cap” on licenses, the City Commission has two different recommending bodies, one is the DDA Board, and the other is the Local Liquor License Review Committee (LLRC). The DDA Board has recommended an increase of one license in their area of purview, namely downtown. The LLRC has recommended removing the license cap, in part because the City has a history of raising the cap when an operator has come with a plan that is on the cusp of bringing (*transferring*) a license into the City. **Also, the State will transfer a license into the City WITHOUT City Commission approval or regard for the “cap.”**

Related to the “control” of liquor serving establishments, the City really has two avenues of regulation, outside of the normal zoning, plumbing, sanitation, and health laws. Our two avenues are the review factors that are in the Liquor Management Ordinance, which includes, but not limited to:

- Allows city to conserve the expenditure of funds for public improvements
- Total number of similar licenses in the city
- Input from residents and surrounding business owners
- Impact of the establishment on surrounding businesses and neighborhoods
- Is proposed project a part of a multi-use project with substantial new retail or residential components
- Crowd control plan – Operations plans
- Parking availability
- Preservation or restoration of historic buildings
- Locating in an underdeveloped area
- Concentration of drinking establishments and impact on policing requirements
- Business History & Experience
- Is there a State Michigan Liquor Control violation history
- Will facility be a sit-down full-service restaurant that serves alcohol – Dining versus a “bar” and character of the establishment.
- Non-payment of taxes or other payments due to the city
- Other factors related to the health, safety and welfare of the city.

In addition, the City now requires that new or expanded liquor serving establishments obtain Special Land Use (SLU) approval. The Special Land Use approvals are obtained at the Planning Commission but may be revoked by the City Commission. **Special Land Use**

approvals are discretionary, and the Planning Commission will require a complete site plan, to include parking, lighting, etc. The Planning Commission may impose conditions/safeguards deemed necessary for the general welfare. The basis of determination for SLU are as follows:

- Is project harmonious and in accordance with the Master Plan
- Is project designed, constructed, operated, and maintained to be harmonious with the existing/intended character of the vicinity
- Is project compatible with adjacent uses
- That the project will not create excessive additional public costs (*Police Department reviews plans/use for alcohol establishments*)
- The project will not be hazardous or disturbing to existing/future nearby uses
- Is the project adequately served by essential public services?

It should also be noted that recently the Mayor, City Manager and Economic Development Director met with a number of alcohol serving establishments to discuss the “cap” and other issues of importance to this group of businesses. The meeting helped to clarify some information related to licenses and the various approval processes of the City, including the Special Land Use permitting process that several of them have completed, when they expanded/changed their operations.

Hopefully, the above background information will provide some facts related to State of Michigan Liquor Licenses in the City.

The City Administration has been contacted by at least three, maybe four potential establishments that may be investigating transferring a State Liquor License into the City. Those include one in the downtown area, one in the Old Village area, and one potentially in the Ann Arbor Road Corridor. A fourth, seems less serious at this time.

Due to the extensive 10-day notice requirements to all current liquor serving establishments for any proposed changes in the Liquor Management Ordinance, the City Administration would like to know if there is some consensus (not a vote) on the part of the City Commission either to make no changes, or look at potential changes related to the “cap” and/or other sections of the Ordinance. If there is some consensus related to potential Ordinance changes, the Administration needs that direction.

If there is some consensus on potential changes the Administration will need some time to develop a full package of changes to meet the various notice requirements. As a result, the earliest that any proposed Ordinance change could potentially appear on a City Commission agenda is April 7th or 21st. Any proposed change would require two readings before the City Commission and publication before becoming valid. Changes in the Liquor Management Ordinance take a significant amount of time to process.

If you have any questions in advance of the meeting, please feel free to contact me.

Sec. 6-31. - Short title.

This article shall be known and may be cited as the "Liquor Management Ordinance."

(Ord. No. 2010-01, 4-5-10)

Sec. 6-32. - Statement of purpose.

- (a) The purpose of this article is to allow the city to establish and administer a policy for the issuance and transfer of liquor licenses and permits which allow the service by the glass of any alcohol (beer, wine, spirits) to be consumed on the premises, to provide for the enforcement of liquor laws, regulations and ordinances, and to manage the number of on-premises retail liquor licenses in the city.
- (b) This article shall also create the liquor license review committee (LLRC), which shall be composed of at least three members of the city commission. The purpose of the LLRC is to review applications and make recommendations to the city commission as required by this article.
- (c) It shall be the policy of the city to notify all known existing service by the glass also known as on-premises retail type liquor license holders of proposed changes in this article via first class mail a least ten business days in advance of the city commission acting on a change.

(Ord. No. 2010-01, 4-5-10)

Sec. 6-33. - Licensing policy.

- (a) New licenses or liquor license permits, transfer of ownership of existing licenses, transfers into the city of new licenses, will be approved at the sole discretion of the city commission. This shall include liquor license permits proposed within the B-1, B-2, B-3, and ARC zoning districts within the city.
- (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 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-standalone state licenses.
- (c) Within the B-1, B-3 and ARC zoning districts within the city, as indicated on the city zoning map, the city shall have a cap or total of not more than 12 state stand alone 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.
- (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 within the B-2 district as outlined here.

- (e) The city commission shall not recommend to the state liquor control commission the approval of any on-premises retail liquor license in excess of 12 within the B-1, B-3, and ARC districts as outlined here.
- (f) The city shall conduct an annual review of all 30 on premises retail liquor licenses within 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.
- (g) If the designation of a non-stand alone license changes to one of a stand alone license, no such license can be operated, sold or transferred in the city unless there is space available under the cap as defined in 6-33(b) and (c).

(Ord. No. 2003-4, 5-19-03; Ord. No. 2011-05, §§ 1, 2, 6-26-11; Ord. No. 17-04, 4-17-17; Ord. No. 18-03, 3-5-18; Ord. No. 2022-03, 11-21-22)

Sec. 6-34. - Plan of operation required.

- (a) *Business operation.* All new requests for permits, requests for transfers of ownership of existing licenses or requests for transfers of licenses into the city of on-premises licensees shall operate in accordance with a plan of operation approved by the city commission.
- (b) *Plan of operation.* A plan of operation shall contain an operational statement outlining the proposed manner in which the establishment will be operated, including, but not limited to, the format, schedule of the hours of operation, crowd control, security, alcohol management, use of the facilities, parking provisions, plan for interior use and layout, and any other pertinent information as requested by the city or city's liquor license review committee (LLRC).
- (c) *Compliance.* Licensees shall comply with all applicable state and city regulations, this general policy, and a plan of operation as approved by the city commission. Any change to a plan of operation shall be approved by the city commission prior to implementation of the change by the licensee. Failure of such compliance or variance from an approved plan is a violation of this ordinance and may result in the city commission recommending to the Michigan Liquor Control Commission that the license be revoked or not renewed.

(Ord. No. 2010-01, 4-5-10)

Sec. 6-35. - Review procedures.

Each applicant for a new license, the establishment of a new permit, the transfer into the city of a new license, or the transfer of an existing license shall make a request to the city in accordance with the following procedures:

- (1)

Application. Each applicant must submit to the city clerk an application (on a form provided by the city), a plan of operation, plot plan of the site, a plan for interior use and exterior design, and the layout of any ancillary facilities. As part of the application, each applicant shall submit a written statement explaining in detail how their proposal meets the factors as listed in subsection 6-35(4).

- (2) *City departmental review.* Upon receipt of an application and plans, the city manager will refer same to the chief of police, fire chief, planning department, **building department** and other city officers or employees, who shall cause a thorough review and investigation, including, but not limited to a complete history of past business experience and liquor law violations, if any, to be made of the persons and/or premises which must meet or exceed codes. The applicant shall provide all requested information to, and fully cooperate with, all city departments requesting any and all additional relevant information. The findings resulting from such review and investigation shall be reported to the city manager, who then will report same to the LLRC and the city commission.
- (3) *Public hearing/review.*
 - a. *Hearing.* The city commission shall hold a public hearing upon a request for a new license, the establishment of a new permit, transfer of an existing license to new owners, or for the transfer of a new license into the city.
 - b. *Notice.* Notice of all hearings shall be provided to all property owners, residents and voters, within 300 feet of the proposed establishment, all LCC Service by the Glass-On Premises retail license holders, the Chamber of Commerce, all neighborhood associations and the Plymouth-Canton Community Schools. The applicant shall pay the cost of such notice.
 - c. *Appearance.* The applicant will be required to appear at the hearing before the LLRC committee or the city commission, and make a written and/or oral presentation concerning the request.
 - d. *Recommendation.* The LLRC shall review and may recommend approval or disapproval of all requests to the city commission.
- (4) *Review factors.* In reviewing a request for a new license or permits or transfers of ownership of existing licenses or transfers into the city of new on-premises licensees, the city commission or LLRC may consider and/or weigh the following factors:
 - a. Conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources and property.
 - b. Total number of similar licenses in the city.
 - c. Input from residents and surrounding business owners.
 - d. Impact of the establishment on surrounding businesses and neighborhoods.
 - e.

Whether a proposed licensed premise is part of a multi-use project with substantial new retail, office, or residential components. The size of the licensed premise relative to the overall project or development.

- f. Crowd control.
 - g. Parking availability.
 - h. Preservation or restoration of historic buildings.
 - i. Locating in an underdeveloped area.
 - j. Concentration of drinking establishments and impact on policing requirements.
 - k. Policing requirements.
 - l. Business history.
 - m. Business experience.
 - n. LCC violation history.
 - o. Will facility be a sit down full service restaurant serving alcohol or other "bar only" type establishment.
 - p. Will restaurant have a 70-percent—30-percent sales of food over alcohol
 - q. Percent of floor area devoted to dining versus bar area.
 - r. Size of bar area.
 - s. Size of dance floor, if any.
 - t. Type or character of the establishment, e.g. dining, nightclub, hotel, dance club.
 - u. Overall benefit of the plan to the city.
 - v. Non-payment of taxes or other payment due to the city.
 - w. Any other factor(s) that may effect the health, safety and welfare or the best interests of the community.
- (5) *Approval.* If after a review by the LLRC, and/or a public hearing, the city commission is satisfied that the establishment or operation will provide a benefit to the city and constitute an asset to the community, it will adopt a resolution granting approval, subject to the satisfaction of any conditions stated in the resolution.
- a. **Building—Remodeling.** If the request involves a change to the physical size or layout of the establishment, when the applicant's building or remodeling is completed, it must meet all state and local regulations, and must comply with the representations made to the city commission and LLRC committee by the applicant. If such physical alteration is approved by the city commission and it is subsequently determined that the project was not substantially completed as required by the plans and specifications presented to the city, or in substantial compliance with representations made to the city, the city may recommend that the license be revoked or not be renewed for the following year.

(Ord. No. 2010-01, 4-5-10)

Sec. 6-36. - Permits and transfer of ownership.

- (a) *Permits.* New requests for permits for dance, entertainment, or dance and entertainment shall be reviewed by the LLRC and approved in the sole discretion of the city commission after evaluation of the factors listed in subsection 6-35(4). The city will not consider requests for topless entertainment permits.
- (b) *Transfer of ownership.* Requests for transfer of ownership of existing licensed establishments shall be reviewed by the LLRC and approved or disapproved by the city commission. The city commission may hold a public hearing. If the continuation of an existing operation is contemplated, the applicant must present a plan that indicates that it will continue the existing operation as established. If there are proposed changes in the operations then the request for transfer of ownership shall be subject to the reviews outlined in subsection 6-35(4).
- (c) Any change in existing operations from a full service sit down restaurant that serves alcohol to an establishment that features primarily alcohol would be subject to a new review as outlined in subsection 6-35(4).

(Ord. No. 2003-4, §6, 5-19-03; Ord. No. 18-03, 3-5-18)

Sec. 6-37. - Annual license and permit review.

- (a) The city commission will undertake a review of any license or permit for the purpose of making a recommendation to the Michigan Liquor Control Commission regarding renewal of said license or permit. The commission shall consider whether a licensed establishment has been operated in a manner consistent with the provisions of this article and all other applicable laws, and regulations of the city and the State of Michigan.
- (b) Each year, the city manager shall cause an investigation to be made relative to each existing on-premises licensed establishment. The investigation shall include, but not be limited to, the following:
 - (1) Licensee shall submit copies of current valid licenses from appropriate county, state or federal governments to insure authorization to serve food at the establishment.
 - (2) An inspection of the premises to determine whether the licensee is in compliance with the license itself, its approved site plan and if applicable its plan of operation, as well as any conditions imposed by the city or the Michigan Liquor Control Commission or representations made by the licensee at the time of issuance or transfer of the license.
 - (3) An inspection of city records to determine whether all taxes and other monies due the city are timely paid.
 - (4)

An inspection of police files or other sources of information to determine whether any activity in connection with the licensed premise is in violation of the law, disturbs the public peace and tranquility, constitutes a nuisance, or contributes to the disruption of the normal activities of those in the neighborhood of the licensed premise.

- (5) A review to determine the existence of any of the criteria as described in section 6-39.
- (6) A review of the operation of the licensed establishment to determine whether the business is being operated in compliance with any and all representations that may have been made by the licensee to the city or the city commission.
- (c) *Recommendations from city departments.* Following receipt of a fully completed application, fees, and such other information as may be requested by the city, the city clerk shall forward the application to the police department, fire department, building department, treasurer's office, and such other departments as required by the city manager, which departments shall make their reviews and recommendations prior to consideration by the city commission. In conducting its review, the city may request other pertinent information from the licensee. The completed report shall be reviewed by the LLRC prior to being considered by the city commission.
- (d) The local liquor license review committee shall annually review and report to the city commission its recommendations to maintain, expand or delete the total number of allowable on-premises retail licenses for establishments that serve alcohol by the glass under a variety of State of Michigan Licenses, including but not limited to; Class C, Club, B Hotel, A Hotel, Tavern, Brewpub Micro-brewer, Resort, DDA, Economic Development, winery or other type license.

(Ord. No. 2010-01, 4-5-10; Ord. No. 18-03, 3-5-18)

Sec. 6-38. - Revocation and non-renewal.

- (a) Each establishment within the city for which a liquor license or permit is granted shall be operated and maintained in accordance with all applicable laws and regulations of the City of Plymouth and the State of Michigan. Upon any violation of this article, the commission may, after notice and hearing, request the Michigan Liquor Control Commission to revoke such license and/or permit.
Upon any violation(s) of this article, the city will notify the licensee of the specific violation(s) and afford the licensee an opportunity to come into compliance with this article. Licensee must reach compliance in that time established by the city manager, but in no event more than ten days after notification to licensee by city of such violation. Absent compliance within that time established by the city manager, the city may hold the above mentioned hearing and request that the Michigan Liquor Control Commission not renew and/or revoke such license and/or permit.
- (b) Before filing any objection to renewal or request for revocation of a license or permit with the Michigan Liquor Control Commission, the city shall serve the licensee with notice and proceed in accordance with this article, as amended. The city shall serve the licensee by first class mail

mailed at least ten days prior to the hearing with notice of hearing, which notice shall contain, the following:

- (1) Date, time and place of hearing.
 - (2) Notice of the proposed action.
 - (3) Reasons for the proposed action.
 - (4) Names of witnesses known at the time who will testify.
 - (5) A statement that the licensee may present evidence or any testimony that may refute or respond to the claims of adverse witnesses.
 - (6) A statement requiring the licensee to notify the city attorney's office at least three days prior to the hearing date if they intend to contest the proposed action, and to provide the names of witnesses known at the time who will testify on their behalf.
- (c) Upon completion of the hearing, the city commission shall submit to the licensee and the Michigan Liquor Control Commission a written statement of its findings and determination.

(Ord. No. 2010-01, 4-5-10)

Sec. 6-39. - Criteria for non-renewal or revocation.

- (a) The city commission may recommend non-renewal or revocation of a license or permit originally authorized on or after July 1, 2003 to the liquor control commission upon a determination based upon a preponderance of the evidence presented at the hearing that any of the following exists:
 - (1) Failure to comply with all standards, plans or agreements entered into in consideration for the issuance, transfer or continuance of the license or permit, or failure to comply with all agreements or consent judgments entered into subsequent to the issuance of the license or permit.
 - (2) Failure to comply with an approved plan of operation and other plans, specifications, or representations made or submitted to the city by the licensee.
 - (3) Violations of the state liquor laws or regulations of the liquor control commission.
 - (4) Violations of state laws or local ordinances including, but not limited to those laws or ordinances concerning the public health, safety or public welfare.
 - (5) Maintenance of a nuisance upon or in connection with the licensed premises including, but not limited to, any of the following:
 - a. Failure to correct violations of building, electrical, mechanical, plumbing, zoning, health, fire or other applicable regulatory codes, to include the history thereof;
 - b. A pattern of patron conduct in the neighborhood of the licensed premises, which is a violation of the law and/or disturbs the peace, order and tranquility of the neighborhood; Including types of police, fire or medical services related to this operation.

- c. Failure to maintain the grounds and exterior of the licensed premises, including litter, debris or refuse blowing or being deposited upon adjoining properties;
 - d. Entertainment on the premises or activity in connection with the licensed premises which by its nature causes, creates or contributes to disorder, disobedience to rules, ordinance or laws, or contributes to the disruption of normal activity of those in the neighborhood of the licensed premises.
- (6) Failure by the licensee to permit the inspection of the licensed premises by the city's agents or employees in connection with the enforcement of this article.
- (7) Failure to pay taxes or make other payments due to the city in a timely manner.
- (b) The city commission may recommend non-renewal or revocation of a license or permit originally authorized to operate in the city on or before June 30, 2003 to the liquor control commission upon a determination based upon a preponderance of the evidence presented at the hearing that any of the following exists:
- (1) Violations of the state liquor laws or regulations of the liquor control commission.
 - (2) Violations of state laws or local ordinances including, but not limited to those laws or ordinances concerning the public health, safety or public welfare.
 - (3) Maintenance of a nuisance upon or in connection with the licensed premises including, but not limited to, any of the following:
 - a. Failure to correct violations of building, electrical, mechanical, plumbing, zoning, health, fire, property maintenance or other applicable regulatory codes, to include the history thereof;
 - b. A pattern of patron conduct in the neighborhood of the licensed premises, which is a violation of the law and/or disturbs the peace, order and tranquility of the neighborhood;
 - c. Failure to maintain the grounds and exterior of the licensed premises, including litter, debris or refuse blowing or being deposited upon adjoining properties;
 - d. Entertainment on the premises or activity in connection with the licensed premises which by its nature causes, creates or contributes to disorder, disobedience to rules, ordinance or laws, or contributes to the disruption of normal activity of those in the neighborhood of the licensed premises.
 - (4) Failure by the licensee to permit the inspection of the licensed premises by the city's agents or employees in connection with the enforcement of this article.
 - (5) Failure to pay taxes or make other payments due to the city in a timely manner.

(Ord. No. 2010-01, 4-5-10)

Sec. 6-40. - Capacity limits.

The total capacity of each room of a licensed establishment shall be established and determined by the appropriate fire and building safety codes.

(Ord. No. 2010-01, 4-5-10)

Sec. 6-41. - Termination of escrowed licenses.

The city commission may, through resolution, request that the Michigan Liquor Control Commission terminate an on-premises license that has been placed in escrow for more than one (1) year after its expiration.

(Ord. No. 2010-01, 4-5-10)

Sec. 6-42. - Fees.

Each applicant for a new license or permit, for transfer of an existing license or permit, for expansion of an existing establishment, and for renewal of an existing license or permit shall pay a non-refundable application investigation fee. Each applicant for renewal of a license that was originally established on or before June 30, 2003 shall be exempt from annual renewal fees; all others shall pay an annual review fee. Such fees will be in addition to any fee required by the liquor control commission and shall be set by a city commission resolution.

(Ord. No. 2010-01, 4-5-10)

Liquor Mangement Ordinance

DRAFT

THIS STARTS PAGE 3 OF LLRC MTG MINUTES
Pobur, Moroz, Maguire in attendance

5. Discussion of Liquor License Cap – Annual Review per Ordinance

City Manager Sincock indicated that annually the LLRC is required to make a recommendation to the City Commission related to the Liquor License “cap” that is in the Liquor Management Ordinance. There are a total of 29 licenses currently in the City of Plymouth, but 33 establishments are operating due to shared operations. Chief Cox stated that we really do not have issues with our current establishments, the police department does regular inspections inside all of the establishments on a regular basis. Compared to the years before Covid, clean up and vandalism issues for Municipal Services are down.

Board members discussed the issue of the cap and how the City has a history of quickly opening the cap numerous times to accommodate new establishments over the course of time. The discussion continued to potential legal issues related to a potential failure to raise the cap for new establishments.

The requirement for a Special Land Use permit for alcohol establishment was added to the Zoning Ordinance in 2013. Special Land Use approvals are discretionary, and the Planning Commission will review a complete site plan, including parking and lighting for any for a new establishment application.

The Police Chief indicated that over the years the city has learned that they need to move quickly, if an establishment starts to cause issues for the public safety or municipal services.

There was also a discussion by the LLRC related to how the cap limits “free market economy” especially when the city has a number of other restrictions on liquor license holders and potential new establishments.

It was moved by Moroz and seconded by Maguire.

WHEREAS The City of Plymouth has a Liquor Management Ordinance related to review and control of liquor serving establishments in the City, and

WHEREAS Annually the Local Liquor License Review Committee must make recommendations to the City Commission on potential changes to the Liquor 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 Liquor Management Ordinance be amended to delete references to the Zoning classification limits on liquor serving establishments.

MOTION PASSED UNANIMOUSLY

DRAFT

Sec. 78-281. - Special uses.

(a) *Application.* Applications for special use permits authorized in this chapter shall be submitted to the building official on a form provided by the city. In addition to a complete application form, the applicant is required to submit a site plan prepared in accordance with article XX, site plan review.

(b) *Procedures.*

(1) The building official shall review the proposed application and site plan to determine if all required information has been supplied, and, forward the completed application, site plan, and supporting data to the city planning commission or city commission depending on the special use permit being requested. Any request for a special use permit made pursuant to section 78-297 of this chapter shall be approved by the city commission only.

(2) Upon receipt of the application for a special use permit, the planning commission or city commission, as specified, shall hold a public hearing in accordance with the notification requirements described hereafter.

A notice of the public hearing shall be published in at least one newspaper of general circulation and sent by mail or personal delivery to all persons to whom real property is assessed within 300 feet of the boundary of the property in question, and to the occupants of all structures within 300 feet. If the name of the occupant is not known, the term "occupant" may be used in making notification. Notification need not be given to more than one occupant of a structure, except that if a structure contains more than one dwelling unit or spatial area owned or leased by different individuals, partnerships, businesses, or organizations, one occupant of each unit or spatial area shall receive notice. In the case of a single structure containing more than four dwelling units or other distinct spatial areas owned or leased by different individuals, partnerships, businesses, or organizations, notice may be given to the manager or owner of the structure who shall be requested to post the notice at the primary entrance to the structure.

The notice shall be given not less than five days or more than 15 days before the date the application will be considered. The notice shall describe the property in question and the nature of the special use permit request; state the time, date, and location of the public hearing; and, indicate when and where written comments will be received concerning the request.

(3) Upon conclusion of the public hearing procedures, the planning commission or city commission, as specified, may issue a special use permit. Upon approval of a special use, the planning commission or city commission, as specified, may consider the site plan. A copy of the planning commission's or city commission's decision, with any conditions or reasons for rejection, shall be sent promptly to the building official and to the applicant.

SPECIAL LAND USE REQUIREMENTS

- (c) *Basis of determinations.* The planning commission or city commission, as specified, shall review the proposed special use in terms of the standards stated within this chapter and shall establish that such use and the proposed location:
- (1) Will be harmonious and in accordance with the general objectives or any specific objectives of the City of Plymouth Master Plan.
 - (2) Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.
 - (3) Will not be hazardous or disturbing to existing or future nearby uses.
 - (4) Will be compatible with adjacent uses of land and will promote the use of land in a socially and economically desirable manner.
 - (5) Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.
 - (6) Will not create excessive additional public costs and will not significantly decrease property values of surrounding properties.
 - (7) Will meet all the requirements and standards of this chapter and any other applicable laws, standards, ordinances, and/or regulations.
- (d) *Conditions and safeguards.* The planning commission or city commission, as specified, may impose such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights, and for insuring that the purposes of this chapter and the general spirit and purpose of the district in which the special use is proposed will be observed. Such conditions shall conform to the standards found in Act 110 of 2006, as the same may be amended or superseded from time to time. The planning commission or city commission, as specified, may summarize the conditions of approval on a form issued by the building official which shall be signed by the chairperson of the planning commission or mayor and the applicant.
- (e) *Voiding and extensions of permit.* Unless otherwise specified by the planning commission or city commission, as specified, any special use permit granted under this section shall be null and void unless the property owner shall have made application for a building permit within one year from the date of the granting of the permit. The building official shall give notice by certified mail to the holder of a permit that is liable for voiding action before voidance is actually declared. Said notice shall be mailed to the permit holder at the address indicated in said permit. Within 30 days of receipt of notice of voiding of the permit, the applicant shall have the right to request an extension of the permit from the planning commission or city commission, as specified. The planning commission or city commission, as specified, may grant an extension thereof for good cause for a period not to exceed six months.

- (f) *Reapplication.* No application for a special use permit which has been denied wholly or in part shall be resubmitted until the expiration of one year or more from the date of such denial, except on grounds of newly discovered evidence or change of conditions found to be sufficient to justify reconsideration by the planning commission or city commission, as specified.
- (g) *Revocation of a special use permit.* A special use permit may be suspended or revoked according to the following procedure:
- (1) Conditions which may give rise to a suspension or revocation proceeding include, but are not limited to, the following:
 - a. The special approval use was not constructed in conformance with the approved plans, or the property is not being used in conformance with the approved special use; or the approved special use is not operational within two years of the date of special use approval; or
 - b. Compliance with the special use permit and any conditions have not been consistently demonstrated and administrative attempts to secure compliance have been unsuccessful; or
 - c. The special use permit is issued erroneously on the basis of incorrect or misleading information supplied by the applicant and/or his agent; or
 - d. The operation of the use granted by special use permit has created a risk or danger to the public health, safety, or welfare; or
 - e. The special use is a violation of any provisions of this chapter or other city, county, state or federal regulations.
 - (2) If the building official, community development director or designee determines that a condition for suspension or revocation of the special use permit exists, the building official, community development director or designee shall prepare a report in writing specifying the specific factual details for the violation and which support the suspension or revocation of the special use permit.
 - (3) The building official, community development director or designee shall file the report so prepared with the city manager, who shall provide a copy to the city commission and serve a copy of such report upon the permittee or its authorized agent or employee personally or by regular mail and certified mail, return receipt requested.
 - (4) After the city manager submits the report to the city commission, the city clerk shall schedule a hearing within a reasonable period of time after city commission's receipt of the report to consider the alleged violation. Notice of the hearing(s) shall be served by the city clerk upon the permittee or its authorized agent or employee personally or by regular mail and certified

mail, return receipt requested not less than seven (7) days before a scheduled hearing date, and such notice shall advise the permittee of its right to be represented by legal counsel at the hearing before the city commission.

- (5) At all such hearing, the permittee shall have the legal right to defend against the allegations made by way of confronting any adverse witnesses, by being able to present witnesses in his/her behalf, by being allowed to present arguments, personally or through legal counsel in his/her own behalf.
- (6) The city commission shall prepare a written statement of its findings within 30 days of the conclusion of all such hearings and shall serve such findings upon the permittee either personally or by regular mail and certified mail, return receipt requested. If the city commission decides that the special use permit shall be suspended or revoked, the permittee shall not thereafter conduct, operate or carry on the business or use for which the special use permit was granted.

(Ord. of 10-6-03; Ord. No. 2014-02, § 2, 1-6-14)

Sec. 78-92. - Special uses permitted after review and approval.

The following uses may be permitted by the planning commission subject to article XXIII, the review and approval of the site plan by the planning commission, and the imposition of special conditions which, in the opinion of the commission, are necessary to ensure that the land use or activity authorized is compatible with adjacent uses of land, the natural environment and the capacities of public services and facilities affected by the land use, and subject further to a public hearing held in accord with section 78-281:

- (1) Publicly-owned buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations (excluding outdoor storage yards).
- (2) Accessory buildings and uses customarily incident to any of the above uses.
- (3) One-family detached dwellings, two-family dwellings, multi-family dwellings.
- (4) Bars and lounges or restaurants serving alcohol subject to the following:
 - a. The bar, lounge, or restaurant serving alcohol shall be restricted to a specific size and square footage. Any increase in square footage or expansion of restaurant operations which serve alcoholic beverages shall be subject to a new or amended special use permit.
 - b. The community development director shall request a report from the city's director of public safety regarding the possible impacts of the establishment serving alcoholic beverages. The planning commission shall consider this report in their evaluation of the request for special land use approval.

(Ord. of 10-6-03; Ord. No. 2012-04, § 7, 11-5-12; Ord. No. 2013-04, § 2, 10-7-13)

B-1 SPECIAL LAND USE

Sec. 78-102. - Special land uses permitted after review and approval.

The following uses may be permitted by the planning commission subject to article XXIII, the review and approval of the site plan by the planning commission, and the imposition of special conditions which, in the opinion of the commission, are necessary to ensure that the land use or activity authorized is compatible with adjacent uses of land, the natural environment and the capacities of public services and facilities affected by the land use, and subject further to a public hearing held in accord with section 78-281:

- (1) Public utility and service buildings and uses including telephone exchange buildings (without storage yards) when operating requirements necessitate the locating of such building within the district in order to serve the immediate vicinity.
- (2) Bars and lounges or restaurants serving alcohol subject to the following:
 - a. No more than ten seats shall be allowed at the bar.
 - b. Alcohol shall be served only to seated patrons or persons standing in the designated standing area adjacent to the bar.
 - c. The standing area adjacent to the bar shall not exceed 150 square feet.
 - d. No dance floor or dancing area, allowed.
 - e. The bar, lounge, or restaurant serving alcohol shall be restricted to a specific size and square footage. Any increase in square footage or expansion of restaurant operations which serve alcoholic beverages shall be subject to a new or amended special use permit.
 - f. The community development director shall request a report from the city's director of public safety regarding the possible impacts of the establishment serving alcoholic beverages. The planning commission shall consider this report in their evaluation of the request for special land use approval.
- (3) Sale and service of food and drink out of doors provided such use is incidental to a similar principal use indoors and conducted adjacent to the principal use and subject further to street occupancy permits and all rules and regulations to control such street occupancy, provided the use does not interfere with pedestrian or vehicular traffic.
- (4) Rooftop dining subject to section 78-297.

B-2 SPECIAL LAND USE

(Ord. of 10-6-03; Ord. No. 2013-04, § 3, 10-7-13; Ord. No. 2020-04, 9-21-20; Ord. No. 22-04, 12-19-22)

Sec. 78-112. - Special land uses permitted after review and approval.

The following uses may be permitted by the planning commission subject to article XXIII, the review and approval of the site plan by the planning commission, and the imposition of special conditions which, in the opinion of the commission, are necessary to ensure that the land use or activity authorized is compatible with adjacent uses of land, the natural environment and the capacities of public services and facilities affected by the land use, and subject further to a public hearing held in accord with section 78-281:

- (1) New and used automobile sales including outdoor auto sales, paint and bump shops, and auto service subject to the provisions of sections 78-288 and 78-290.
- (2) Motels, and extended stay motels subject to the provisions of section 78-291.
- (3) Drive-in restaurants, or drive-through restaurant or open front restaurants subject to section 78-286.
- (4) Commercial outdoor recreation for children's amusement parks, miniature golf courses, and other similar uses.
- (5) Nursery for the retail sale of plant materials not grown on the site, and sales of lawn furniture, playground equipment and garden supplies subject to the provisions of section 78-289.
- (6) Building and lumber supply stores having outdoor storage and sales.
- (7) Automobile car wash establishments subject to the provisions of section 78-294.
- (8) Gasoline service station and associated sale of convenience goods, subject to the provisions of section 78-288.
- (9) Automobile convenience mart, subject to the provisions of section 78-288.
- (10) Auto repair (minor and major) and servicing and auto body repair.
- (11) Adult-oriented commercial enterprises and specific services subject to section 78-282.
- (12) Bars and lounges or restaurants serving alcohol subject to the following:
 - a. The bar, lounge, or restaurant serving alcohol shall be restricted to a specific size and square footage. Any increase in square footage or expansion of restaurant operations which serve alcoholic beverages shall be subject to a new or amended special use permit.
 - b. The community development director shall request a report from the city's director of public safety regarding the possible impacts of the establishment serving alcoholic beverages. The planning commission shall consider their report in their evaluation of the request for special land use approval.

B-3 SPECIAL LAND USE

(Ord. of 10-6-03; Ord. No. 2013-04, § 4, 10-7-13)

Side Yard Width, Each	25 ft.
Side Yard Adjacent to Residential	50 ft.
Side Yard Adjacent to a Street	40 ft.
Rear Yard	40 ft.
Rear Yard Adjacent to Residential	50 ft.
Maximum Height	35 ft.*
Maximum Percent Lot Coverage	50%

* The height of a building may be increased one (1) foot for each one (1) foot by which its setback is in excess of the required yard setbacks, up to a maximum height of forty-five (45) feet.

(iv) All setback areas shall be landscaped with lawns, trees, shrubs, and/or other plantings, and may include reflecting pools, retaining walls and other landscape construction harmonious with the overall landscape scheme. Parking and loading areas may be located in side and rear setback areas but shall be prohibited from the front yard setback. Parking and loading areas shall be screened in compliance with this article.

11. Accessory structures and uses customarily incidental to the above permitted uses, excluding outdoor storage.

(27) Bars and lounges or restaurants serving alcohol subject to the following:

- a. The bar, lounge, or restaurant serving alcohol shall be restricted to a specific size and square footage. Any increase in square footage or expansion of restaurant operations which serve alcoholic beverages shall be subject to a new or amended special use permit.
- b. The community development director shall request a report from the city's director of public safety regarding the possible impacts of the establishment serving alcoholic beverages. The planning commission shall consider this report in their evaluation of the request for special land use approval.

(d) *Development requirements.*

(1)

AARC SPECIAL LAND USE

Sec. 78-281. - Special uses.

(a) *Application.* Applications for special use permits authorized in this chapter shall be submitted to the building official on a form provided by the city. In addition to a complete application form, the applicant is required to submit a site plan prepared in accordance with article XX, site plan review.

(b) *Procedures.*

(1) The building official shall review the proposed application and site plan to determine if all required information has been supplied, and, forward the completed application, site plan, and supporting data to the city planning commission or city commission depending on the special use permit being requested. Any request for a special use permit made pursuant to section 78-297 of this chapter shall be approved by the city commission only.

(2) Upon receipt of the application for a special use permit, the planning commission or city commission, as specified, shall hold a public hearing in accordance with the notification requirements described hereafter.

A notice of the public hearing shall be published in at least one newspaper of general circulation and sent by mail or personal delivery to all persons to whom real property is assessed within 300 feet of the boundary of the property in question, and to the occupants of all structures within 300 feet. If the name of the occupant is not known, the term "occupant" may be used in making notification. Notification need not be given to more than one occupant of a structure, except that if a structure contains more than one dwelling unit or spatial area owned or leased by different individuals, partnerships, businesses, or organizations, one occupant of each unit or spatial area shall receive notice. In the case of a single structure containing more than four dwelling units or other distinct spatial areas owned or leased by different individuals, partnerships, businesses, or organizations, notice may be given to the manager or owner of the structure who shall be requested to post the notice at the primary entrance to the structure.

PH 300'
PH

The notice shall be given not less than five days or more than 15 days before the date the application will be considered. The notice shall describe the property in question and the nature of the special use permit request; state the time, date, and location of the public hearing; and, indicate when and where written comments will be received concerning the request.

(3) Upon conclusion of the public hearing procedures, the planning commission or city commission, as specified, may issue a special use permit. Upon approval of a special use, the planning commission or city commission, as specified, may consider the site plan. A copy of the planning commission's or city commission's decision, with any conditions or reasons for rejection, shall be sent promptly to the building official and to the applicant.

- (c) *Basis of determinations.* The planning commission or city commission, as specified, shall review the proposed special use in terms of the standards stated within this chapter and shall establish that such use and the proposed location:
- (1) Will be harmonious and in accordance with the general objectives or any specific objectives of the City of Plymouth Master Plan.
 - (2) Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.
 - (3) Will not be hazardous or disturbing to existing or future nearby uses.
 - (4) Will be compatible with adjacent uses of land and will promote the use of land in a socially and economically desirable manner.
 - (5) Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.
 - (6) Will not create excessive additional public costs and will not significantly decrease property values of surrounding properties.
 - (7) Will meet all the requirements and standards of this chapter and any other applicable laws, standards, ordinances, and/or regulations.
- (d) *Conditions and safeguards.* The planning commission or city commission, as specified, may impose such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights, and for insuring that the purposes of this chapter and the general spirit and purpose of the district in which the special use is proposed will be observed. Such conditions shall conform to the standards found in Act 110 of 2006, as the same may be amended or superseded from time to time. The planning commission or city commission, as specified, may summarize the conditions of approval on a form issued by the building official which shall be signed by the chairperson of the planning commission or mayor and the applicant.
- (e) *Voiding and extensions of permit.* Unless otherwise specified by the planning commission or city commission, as specified, any special use permit granted under this section shall be null and void unless the property owner shall have made application for a building permit within one year from the date of the granting of the permit. The building official shall give notice by certified mail to the holder of a permit that is liable for voiding action before voidance is actually declared. Said notice shall be mailed to the permit holder at the address indicated in said permit. Within 30 days of receipt of notice of voiding of the permit, the applicant shall have the right to request an extension of the permit from the planning commission or city commission, as specified. The planning commission or city commission, as specified, may grant an extension thereof for good cause for a period not to exceed six months.

- (f) *Reapplication*. No application for a special use permit which has been denied wholly or in part shall be resubmitted until the expiration of one year or more from the date of such denial, except on grounds of newly discovered evidence or change of conditions found to be sufficient to justify reconsideration by the planning commission or city commission, as specified.
- (g) *Revocation of a special use permit*. A special use permit may be suspended or revoked according to the following procedure:
- (1) Conditions which may give rise to a suspension or revocation proceeding include, but are not limited to, the following:
 - a. The special approval use was not constructed in conformance with the approved plans, or the property is not being used in conformance with the approved special use; or the approved special use is not operational within two years of the date of special use approval; or
 - b. Compliance with the special use permit and any conditions have not been consistently demonstrated and administrative attempts to secure compliance have been unsuccessful; or
 - c. The special use permit is issued erroneously on the basis of incorrect or misleading information supplied by the applicant and/or his agent; or
 - d. The operation of the use granted by special use permit has created a risk or danger to the public health, safety, or welfare; or
 - e. The special use is a violation of any provisions of this chapter or other city, county, state or federal regulations.
 - (2) If the building official, community development director or designee determines that a condition for suspension or revocation of the special use permit exists, the building official, community development director or designee shall prepare a report in writing specifying the specific factual details for the violation and which support the suspension or revocation of the special use permit.
 - (3) The building official, community development director or designee shall file the report so prepared with the city manager, who shall provide a copy to the city commission and serve a copy of such report upon the permittee or its authorized agent or employee personally or by regular mail and certified mail, return receipt requested.
 - (4) After the city manager submits the report to the city commission, the city clerk shall schedule a hearing within a reasonable period of time after city commission's receipt of the report to consider the alleged violation. Notice of the hearing(s) shall be served by the city clerk upon the permittee or its authorized agent or employee personally or by regular mail and certified

mail, return receipt requested not less than seven (7) days before a scheduled hearing date, and such notice shall advise the permittee of its right to be represented by legal counsel at the hearing before the city commission.

- (5) At all such hearing, the permittee shall have the legal right to defend against the allegations made by way of confronting any adverse witnesses, by being able to present witnesses in his/her behalf, by being allowed to present arguments, personally or through legal counsel in his/her own behalf.
- (6) The city commission shall prepare a written statement of its findings within 30 days of the conclusion of all such hearings and shall serve such findings upon the permittee either personally or by regular mail and certified mail, return receipt requested. If the city commission decides that the special use permit shall be suspended or revoked, the permittee shall not thereafter conduct, operate or carry on the business or use for which the special use permit was granted.

(Ord. of 10-6-03; Ord. No. 2014-02, § 2, 1-6-14)



Administrative Recommendation

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

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

To: Mayor & City Commission
From: Paul J. Sincock, City Manager
CC: S:\Manager\Sincock Files\Memorandum - Marijuana Sales 03-17-25.docx
Date: March 17, 2022
RE: Annual Marijuana Review to Allow Retail Sales Outlets in City

Background

Previously, the City Commission directed the City Administration to annually review the possibility of either recreational or medical marijuana sales in the city. The City Commission also had a presentation from Plunkett Cooney Attorney Jeff Schroder in October of 2020 and March of 2024 covering a wide range of issues related to marijuana. At that time, the City Administration remained opposed to retail sales of marijuana in the City, and we remain opposed to any marijuana sales in the city. While there has been public discussion of the issue the City Commission took no action, leaving the current prohibition of marijuana sales in the City of Plymouth in place. We suggest that the City Commission may wish to formalize their position on marijuana sales in the city.

This issue was brought before the LLRC at their February 27, 2025, meeting for discussion, but no recommendation came forth for a change in the city's position. It was noted that delivery service of marijuana products is available in the city, there just are no physical retail outlet buildings.

There is an attached memorandum on the whole marijuana issue that was put together by Economic Development Director John Buzuvis. His memo covers the history of this issue on both a local and statewide issue. John also covers the current state of the marijuana industry, which seems to be in a significant state of flux at the moment. We have also attached numerous news articles on this subject matter.

Recommendation

The City Administration remains opposed to allowing marijuana sales in the City of Plymouth. We see negative long-term impacts on the image and brand of the community, if we became an opt-in community. Further, delivery service of marijuana products is available for anyone in the city who may be interested in using products.

Based on what we have seen across the state, the City Administration sees the significant potential for litigation against the city and the individual members of the City Commission and perhaps the Planning Commission as a result of the required actions by both boards to choose zoning district locations. Further, the City Commission will have to choose how many establishments to allow in the city and if the number of applications exceeds the available licenses the City Commission will have to choose who will obtain the license. This is another area of potential litigation.

Currently, the City Administration recommends that the City Commission take a confirming action that publicly leaves the current prohibition and annual review on medical and recreational marijuana sales in place.

Based on the City Administration's recommendation we provided a proposed Resolution for the City Commission to consider. If you have any questions in advance of the meeting, please feel free to contact either myself, Bob Marzano, or John Buzuvis.



Administrative Recommendation

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

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

To: Paul Sincock, City Manager

From: John Buzuvis, Economic Development Director *JB*

Al Cox, Director of Public Safety

CC: S:\Community Development\John\Marijuana

Date: February 24, 2025

RE: Annual Recreational Marijuana Review

BACKGROUND:

As you are aware the City Commission enacted an ordinance, in December 2018, to opt-out of allowing "recreational marijuana" businesses in the city. The Michigan Regulation and Taxation of Marijuana Act (MRTMA) enacted in December 2018 decriminalizes the use and possession (with limits) of "recreational" marijuana by adults over the age of twenty-one. Additionally, the Act provides for the licensing of recreational marijuana businesses by the State. A recreational marijuana business, such as a marijuana retailer, may operate, by right, in any municipality in Michigan unless the municipality opts-out by ordinance. This statute does not replace the Medical Marijuana legislation enacted in 2016 and has many similarities and some key differences. One of the critical differences between the two laws is that communities had to "opt-in" to allow medical marijuana businesses in their communities whereas the recreational marijuana legislation requires communities to "opt-out" by ordinance to prohibit recreational marijuana businesses in their communities. At the end of the 2024 state legislative session there was discussion and bill proposals to combine the medical and recreational marijuana legislation to streamline the bureaucracy and administration of the two acts. This bipartisan effort died in lame-duck at the end of 2024 and while there is still discussion about doing this a clear path forward has not been identified at this time.

The MRTMA legislation allows adults over 21 years of age to possess up to 2.5 ounces of marijuana on their person, grow up to twelve plants, and have up to ten ounces of marijuana "secured" at home. It is important to note that municipalities cannot opt-out of allowing this to take place in their communities. However, communities do have local control over deciding to prohibit recreational marijuana businesses from locating within their municipality. Communities may also choose to opt-in to allow recreational marijuana businesses in their communities and may limit the number of businesses allowed.

At the request of the City Commission the administration has reviewed the recommendation on recreational marijuana annually since December 2018, most recently in March 2023 when attorney Jeff Schroeder from Plunkett Cooney presented to the City Commission and administration at a committee of the whole meeting. The administration continues to recommend remaining "opted out" of the allowance for recreational marijuana facilities, of any

kind, in the city. There are several reasons for this as noted below. While some of the legal logjams created by local selection criteria for communities who have opted in have cleared the fact that city legislative bodies are required, per the legislation, to choose winners and losers from applicants if they have limited the number of licenses available in their community. In the last couple of years several municipalities in southeast Michigan including Royal Oak, Pontiac, Warren, and Berkley have been or are currently involved in lawsuits related to their ordinances. Lance Boldrey, a cannabis attorney from Detroit based law firm Dykema Gossett PLLC says "If a city attorney is paying attention at all, they'll understand almost any ordinance they put forward will result in lawsuits against the city, they should also know they pay more for fighting the lawsuits than they could possibly earn in licensing fees or revenue sharing."

A couple of years ago in Berkley the city, the city council, and other officials including the City Manager were named in lawsuits in Oakland County court by companies not chosen to fill one of the three licenses through the competitive process contained in Berkley's ordinance. In October 2024 Redford Township's licensing process resulted in a 3-week campout in order to secure a spot in the community first come first served marijuana business license policy. Harper Woods also experienced issues with marijuana business operators vying for a license and were made to wait in the parking lot until a designated time when they ran to the doors when opened. People were injured and lawsuits resulting from ADA accessibility were brought upon the municipality. Choosing winners and losers for who gets a license and who does not (short of no numerical limit on the number of licenses) is challenge for any community. This challenge has resulted in protracted legal challenges, rewriting of ordinances or parts of ordinances (Detroit is on ordinance number 3 or 4) that has cost municipalities significant amounts of time and money.

The State of Michigan Cannabis Regulatory Agency (CRA) no longer tracks the number of municipalities that allow recreational marijuana businesses; however, according to statistics from the Michigan Department of Treasury there are a total of 310 communities (228 local municipalities, 78 counties and four Indian Tribes, out of 1,773, in the state that allow recreational marijuana businesses. Ten (10) of the forty-three communities in Wayne County allow recreational marijuana businesses; however, of the eighteen (18) communities that make up the Conference of Western Wayne, four (4) allow marijuana businesses. A quick internet search showed several marijuana deliveries companies (many located in Washtenaw County) that deliver to the Plymouth area. Should the city remain "opted out" of allowing marijuana businesses in town, residents do still have options to procure marijuana should they choose to do so via delivery services.

The sale of marijuana from licensed establishments is still, due to federal banking regulations, a cash business and therefore leads to public safety considerations related to potential robberies etc. According to data from the CRA in 2024 there were a total of 127 "break-ins" at marijuana facilities in the state. Of those "break-ins" 121 were at adult use/recreational marijuana businesses, ninety-one of them being at provisioning center/adult use retail locations. Many of the attached articles discuss the impact that "black-market" marijuana and the organized crime that comes with it have, many of the articles go on to say that illicit operators make it even more challenging for those businesses following the rules to operate in general let alone at a profit. A September 2024 Crain's Detroit Business titled "Loophole leaves illicit marijuana unchecked" says that an appeals court ruling in October 2023 upheld

a previous lower court ruling that illicit growers "...could not face felony charges due to voters passing the 2018 Michigan Regulation and Taxation of Marijuana Act." The article goes on to say that "The ruling, which the court admitted was "unjust" to the state's legal market, has created a blending of the legal and illegal weed markets in the state..." These types of issues are significantly impacting the marijuana business climate in the state creating turmoil and more uncertainty.

The industry, now seven years out from approval, has changed over the past year and with growers, some very large-scale multi-state firms, and retailers starting to close due to the significant fall in prices, that oversupply, has created. Many of the articles, specifically from the late part of 2024, indicate more businesses, growers, and retailers, closing shops. Some industry insiders indicate that they expect more of the same for 2025 and potentially into 2026 as the market adjusts to supply, pricing, and the number of businesses in the industry. Because marijuana is illegal federally there is currently no bankruptcy protection for marijuana businesses to reorganize their operations leaving them no choice but to close.

The Drug Enforcement Agency (DEA) gathered feedback in 2024 on the possibility of rescheduling marijuana from a Schedule 1 drug (no medicinal uses, and a high potential for abuse) to a Schedule 3 drug (drugs with a moderate to low potential for physical and psychological dependence). The potential rescheduling of marijuana would impact federal laws and policies related to criminal charges, banking, etc. that will certainly impact the industry in Michigan. As of this writing, the rescheduling has not taken place and there is no clarity, at this time, as to if it will be rescheduled or not.

In the recent State of the State address Governor Whitmer unveiled a \$3 billion "Mi Road Ahead" plan to fund fixing the state roads. This plan comes with a proposed 32% wholesale tax on marijuana, in addition to the 10% excise tax, and the 6% sales tax. The marijuana industry in the state is genuinely concerned and some experts predict even more marijuana businesses closing as well as increased unauthorized activity. Robin Schneider, director of the Michigan Cannabis Industry Association noted in a November article from Bridge Michigan "All I hear is how terrible everyone is doing. Everybody in the industry is in full panic mode right now."

Should the City Commission, by resolution, direct the administration to develop ordinance language allowing marijuana businesses in the city it would be a monumental task and require significant resources that would impact on the ability of the team to complete other tasks critical to the accomplishment of the City's strategic goals.

The administration has reviewed various recreational marijuana ordinance language in the past and the City Commission should be aware that these ordinances are lengthy, complex, and would be extremely time consuming and expensive to develop and implement.

As indicated one of the biggest challenges, probably the biggest challenge, in developing an ordinance to allow marijuana businesses in the city (assuming the commission would limit the number/type of businesses allowed) would be the development a "competitive process" in that ordinance to choose successful applicants for the limited number of licenses should the CRA receive more applicants for locations in the city than allowed by ordinance. . Per Sec. 9.4 of the MRTMA legislation "If a municipality limits the number of marijuana establishments that

may be licensed in the municipality...and that limit prevents the department (State of MI) from issuing a state license to all applicants who meet the requirements...the municipality shall decide among competing applications by a competitive process intended to select applicants who are best suited to operate in compliance with this act within the municipality." In other words, municipalities are required by statute to choose winners and losers in a Michigan Municipal League podcast, related to recreational marijuana, Chris Johnson the league's General Counsel said "...the competitive process invites litigation."

Some municipalities have opted to allow for an "unlimited" number of licenses and made efforts to control the number of licenses by designating only certain areas of the community, through zoning ordinances. Additionally, the legislation does not allow a marijuana business within one thousand feet of a school. A map is attached for the commission's reference indicating the areas in the city within one thousand feet of a school. This becomes a challenge, particularly in a smaller community like Plymouth. This provision would relegate any establishment to a small portion of Ann Arbor Road, Main St., and Old Village area. Per the 2021 Community survey 62% of survey respondents said no to marijuana sales in downtown and 52% said no to marijuana sales in Old Village. Forty-three percent of respondents said no to sales outside of downtown and Old Village with 17% saying maybe. Should the commission choose to regulate the number of establishments strictly through zoning ordinances residents may mobilize, saying the elected officials are choosing winning/losing areas of the city for marijuana businesses via zoning regulations.

MRTMA legislation authorizes an excise tax on all licensed recreational marijuana establishments. The law further dictates how those tax revenues will be distributed in the following order: to pay the state back for their expenses first then 15% to municipalities in which marijuana establishments are located (proportionate to the number of local licensed retail establishments) then 15% to counties, 35% to the school aid fund, and 35% to the Michigan Transportation Fund. Excise tax revenue sharing for municipalities that allow retail and microbusiness amounted to \$58,288.66 per facility for the 2024 calendar year. While the industry did experience a record year revenue wise, which is what the revenue sharing is based on, the end of the year saw falling sales, businesses closing, and an uncertain year ahead. In comparison, in 2021 municipalities received \$58,100 for each licensed adult-use marijuana retail store or licensed microbusiness in their community.

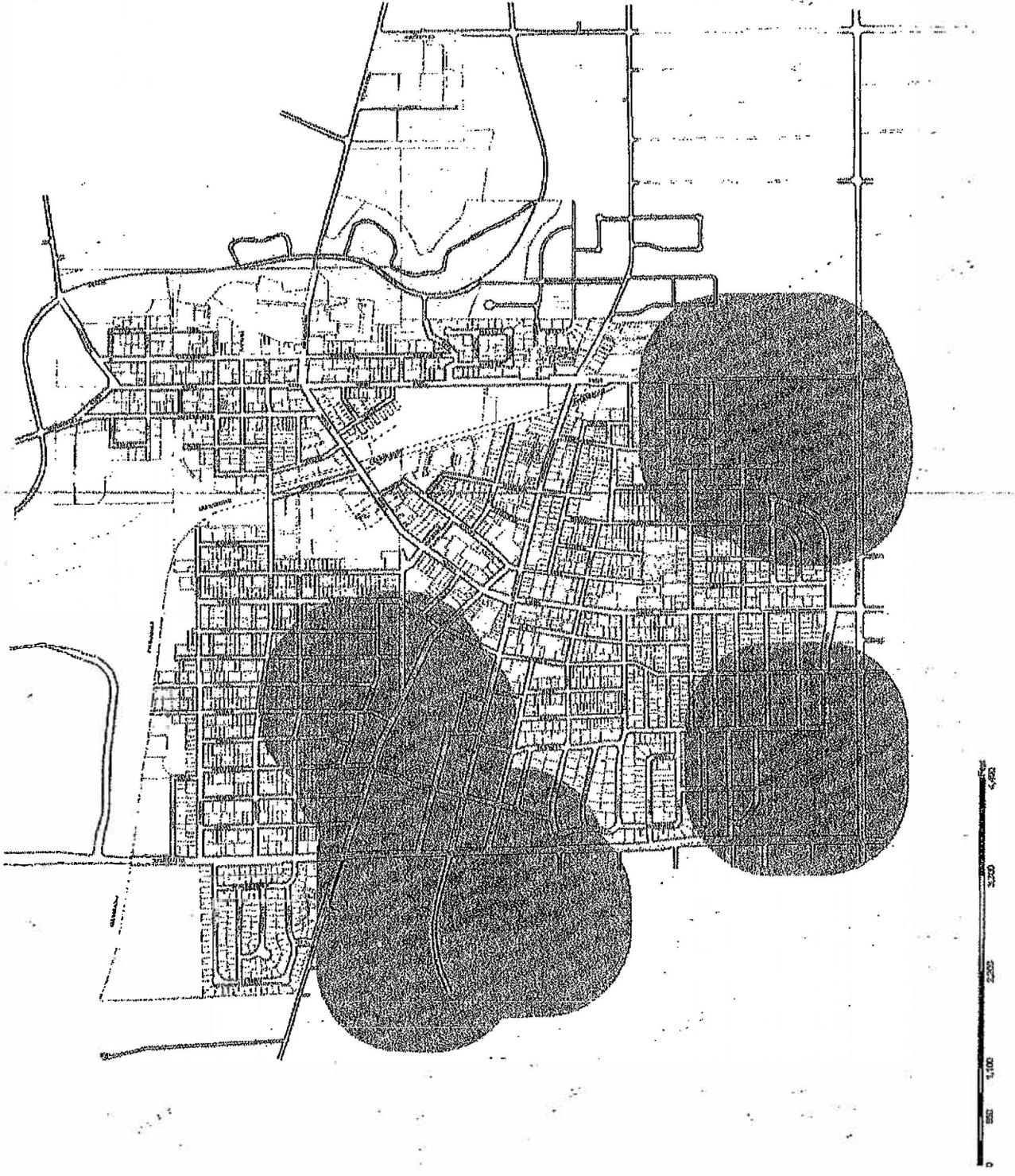
From an ordinance, regulation, zoning, and planning perspective, if the City Commission chose to opt-in, the commission in conjunction with the planning commission and other boards would have to develop and adopt a regulatory ordinance including the number and type of businesses permitted, an application process, rules and procedures, review criteria including merit-based selection criteria. In addition, from a zoning standpoint most, if not all, the City's zoning districts would need to be amended. This would include, but not be limited to, amending permitted and special uses within each zoning district and all associated ordinances and regulations to clearly define where the businesses could be located. For years, the city has had an ordinance that requires all businesses to abide by local, state, and federal law and this ordinance would require amendment as well.

RECOMMENDATION:

Due to the current turmoil in the industry and for all the other reasons listed above the administration recommends that the city continue its position of opting out of the MRTMA. The administration believes that opting in will require significant staff and consultant resources and would be fiscally demanding and does not have an identified and readily accessible funding source. Additionally, the development of an ordinance could open the city up to costly legal challenges that may drag on for years as they have in other communities.

Should you have any questions in advance of the meeting please feel free to contact either one of us.

1000 FEET FROM SCHOOLS MAP



Areas within 1,000 ft. of Schools




1,000 ft School Zones
City of Plymouth
Wayne County, Michigan
Erosion Date: Feb. 2017
Print Date: 2/29/17
City of Plymouth GIS
www.ci.plymouth.mi.us



Gift Article

10 Remaining

Good Morning, PAUL 

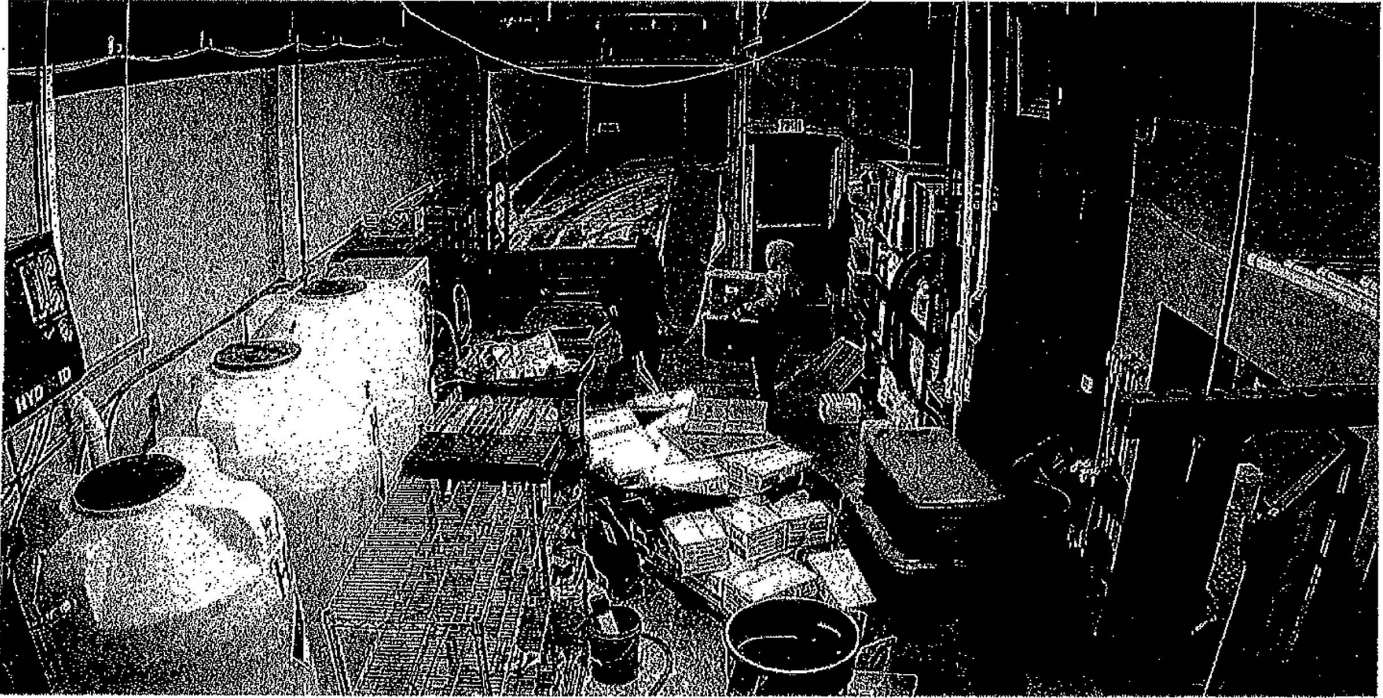
As a subscriber, you have 10 articles to gift each month. Gifting allows recipients to access the article for free.

2-14-25



in Michigan — but crime is still a problem

Gift Article



Credit: Screenshot

A screenshot of a surveillance video provided by the Detroit Police Department of a Feb. 1 burglary at a marijuana dispensary in the 13300 block of Foley Street on Detroit's west side.

 Reprints  Share

February 14, 2025 05:46 AM

Last month, thieves smashed through a bay door of Cloud Industries, a cannabis operator on Detroit's west side.

A reported \$500,000 of cannabis plants and equipment was taken ... this time.

It's the third break-in at Cloud's building on Military Street in Detroit in as many months.

Related →

Michigan weed prices plunge again as oversupply reaches astonishing highs

The great culling of Michigan weed companies could start in earnest in 2025

Weed companies enter receivership as part-owner faces mounting legal troubles

The question is whether the legalization of marijuana sales in the state curbed cannabis-related crime. While it did in some form — the sale and possession of certain amounts of marijuana is no longer a punishable offense — law enforcement say petty theft and other crimes aren't deterred.

And there's a rise of victims of marijuana-related crimes subverting investigations as the legal industry has turned to the black market to insulate from record-low prices across the industry.

No thanks, officer

Detroit Police Department leadership told Crain's Cloud Industries' owner, Kamal Chammout, has not cooperated with law enforcement to solve the three robberies at the grow facility.

"That seems suspicious to me at face value," said Commander Anthony O'Rourke, DPD's leader of the organized crime division. "We've asked the owner three times for video footage of the event. He's said he'll get it to us and, so far, it's not been provided. That definitely slows down the investigation."

Several emails, texts and phone calls to Chammout were not returned.

O'Rourke said this is now a common interaction with cannabis operators in the city as crime reporting has increased since legalization — but cooperation is waning as collapsing prices in the market are leaving operators with thin margins; opening the door for them to potentially break rules and laws themselves.

"Getting in contact with the victims of these crimes is very difficult," O'Rourke said. "Often times they will be certified to be a legal grow up, but they won't have a license to operate in the city of Detroit. There is almost always something going on in their facilities that isn't legal, but it's hard to investigate any of the crimes without cooperation. Everything the state has invoked, THC limits, etc., when you're running a legal business there's a lot to consider and overhead. The black market can cut costs and I suspect that's what's happening at a lot of these places that where crime is occurring."

Credit Amy Barczy/Crain's Detroit Business

Cloud Industries' grow facility on Military Street in Detroit that experienced three break-ins in the last three months.

Chammout and his Cloud Industries have not been accused of any wrongdoing by the DPD or the CRA. They hold two Class C grow licenses from the state for their location, allowing them to grow 4,000 marijuana plants, and are licensed by the city to operate.

The company did receive a warning letter from the CRA in June last year after testing of its product revealed the presence of Spinosad, a banned insecticide.

Peter Vredevelde, an insurance broker for OVD Insurance in Grand Rapids, specializing in insurance products for the cannabis industry, told Crain's it's unlikely operators not reporting crimes is an

insurance scam to get paid while keeping the crime under the radar.

"You can buy coverage to cover your crops, but it's a lot of hoops to jump through and very expensive," Vredeveld said. "To get it, you basically have to build out Fort Knox at your facility. If you build out Fort Knox, then why do you need the coverage? No one is getting in."

Vredeveld said operators are often growing more plants than they are legally allowed, exporting to other markets or acquiring illicitly grown cannabis imported from other markets — all to create a greater profit margin in a struggling legal industry.

"You can barely make any money in cannabis right now," he said. "So these companies playing on the edges, they see opportunity in the black market. Michigan has a huge problem with illegal grows or people illegally growing more than they are allowed."

Oversupply in the market has cratered prices.

Adult-use marijuana prices plummeted 28.6% since January 2024 to an average cost of just \$66.50 for an ounce of marijuana flower this January. Three years ago, the average price of an ounce was \$184.90.

Burglary in 13300 block of Foley



Breaking bad

Break-ins and theft have been commonplace in the industry since legalization, but data from the CRA may validate O'Rourke's suspicion that criminals are largely targeting either illegal grow operations, or retailers and growers not wanting regulators involved.

Reporting of break-ins to the CRA from across the industry dropped in 2024, down more than 43% from 2023. There were 91 break-ins at licensed retail stores last year; and another 23 break-ins at large Class C growing operations. In 2023, there were 178 break-ins at licensed retail stores and 18 break-ins at Class C grows.

Break-ins are self-reported to the CRA from operators, who are required to do so within 24 hours of the crime. The CRA could not immediately offer an explanation as to why break-ins at retailers

dropped year-over-year.

Aric Klar, CEO of Birmingham-based Quality Roots which has 10 retail stores across the state, said criminals target non-licensed operations because they know security may be lax.

"Non-licensed stores and non-licensed warehouses do not have the same security measures as required for us by the CRA," Klar said.

Licensed cannabis operations in the state are required to have commercial-grade security doors with an electronic or keypad access; a commercial alarm system and a video surveillance system covering all areas where marijuana is transported or stored. Those cameras must be motion-activated; and their recordings must be stored for a minimum of 30 days.

That setup alone costs legal operators \$250,000 or more in some cases.

Besides petty theft, violence has also entered on the fringes of the industry.

Sam Simko, a 66-year old caregiver, was murdered at his Pontiac grow warehouse on Jan. 13.

Simko was executed in a suspected robbery-gone-wrong. Four suspects from Ohio have been charged with felony murder and armed robbery, The Oakland Press reported. Three of the suspects, taken into custody a week after the murder, were found with 50 pounds of marijuana, according to the Oakland County Sheriff's Office.

Caregivers in the state are allowed to grow a maximum of 72 plants under the 2008 Michigan Medical Marijuana Act, which allowed for private grows and sales on the small scale to protect medical patients. The city of Pontiac was aware of the operation, but it remains unclear whether Simko was operating above board of the regulations, according to reporting from The Oakland Press.

The 50 pounds of recovered marijuana could have easily come from a 72-plant operation, as long as it represented multiple six-week cycles, the average time it takes to grow an indoor marijuana plant to harvest.

The industry average for an indoor grow operation is a yield of a quarter pound to half pound of product per plant. To net 50 pounds in one grow cycle, Simko would have had to cultivate buds from 100 plants under optimal conditions.

The yield would also be very valuable to those Ohio criminals, with an estimated average value of \$55,360 in Michigan in December. In Ohio, where the assailants are from, that same 50 pounds would be worth nearly three times as much at \$153,920.

"This is all financially driven, as it's always been," O'Rourke said. "Because marijuana has gone legal, the black market still exists and there's a lot of people out there who are now able to grow and ship from much larger facilities, licensed or not, and it's very lucrative."



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JK Logix Dec 30, 2024 7 min read

Everything to know about Michigan's Recreational Marijuana Laws - 2025 Update

Updated: Jan 9

Since JK Logix first reported on recreational marijuana laws in 2022, Michigan has become the largest cannabis market in the country (take THAT, California)! To keep pace with the industry's explosive growth, there have been several significant updates to Michigan's recreational marijuana laws since it's official legalization back in 2018.

So whether you're a long-time Michigan marijuana enthusiast, an out of state visitor, or a hard-working member of the cannabis industry, here's everything you need to know about Michigan's 2025 recreational marijuana laws, including new rules, purchase limits, industry insights, and tax information.

Recreational Marijuana in Michigan: The Basics

In 2018, Michigan became the first state in the Midwest (and 10th state nationwide) to legalize recreational marijuana under the Michigan Regulation and Taxation of Marijuana Act (MRTMA). Adults aged 21 and older may purchase, possess, and consume marijuana within the state. However,

marijuana remains illegal at the federal level, which means it's prohibited on federal lands or properties, even if they're in Michigan.

What's Allowed:

- **Possession:** You can carry up to 2.5 ounces of marijuana (with up to 15 grams being marijuana concentrate) and keep up to 10 ounces at home.
- **Cultivation:** Residents can grow up to 12 plants at a private residence, provided they are secured and not visible to the public. And while it has nothing to do with regulations, home growers also need to be okay with a pretty hefty electric bill...
- **Gifting:** Sharing up to 2.5 ounces with another adult is legal, as long as no compensation is involved. Merry Christmas Grandma :)
- **Consumption:** Marijuana can only be used in private spaces or licensed places like consumption lounges.

What's Prohibited:

- Consuming marijuana in public spaces (parks, streets, bars, etc.) or vehicles.
- Transporting marijuana across state lines.
- Offering marijuana as part of a promotion or event giveaway.

For visitors, the same rules apply, making Michigan a welcoming destination for cannabis enthusiasts.

+ A resource on getting from point A to point B: ["Guide for Transporting Recreational Marijuana in your Personal Vehicle"](#)



Key Updates to Michigan Marijuana Laws 2025

Here are the top 5 recreational and medical marijuana regulatory and industry changes JK Logix is tracking.

✓ 1. New or Amended Recreational Marijuana Laws

Since 2022, the Cannabis Regulatory Agency (CRA) has made several adjustments:

- **Delivery Services Expansion:** As long as you have a licensed [Michigan marijuana transport company](#) dispensaries can now offer recreational marijuana deliveries statewide. While medical deliveries were already allowed, this update provides greater access to recreational users. (Woo-hoo!)
- **Social Use Spaces:** More consumption lounges have been established as social spaces where folks can enjoy weed together. *More on that below.*
- **Packaging Safety Standard Updates:** Higher security standards are in place to ensure products are both secure and clearly labeled. Michigan requires that all cannabis packaging must be sealed and child-resistant. Packaging must also be made of food-grade materials to prevent contamination.
- **Labeling Requirement Updates:** Labeling requirements are extensive. The following information must be included on EACH product label:
 - Product Identity
 - Net Weight
 - THC and CBD Content
 - Ingredients
 - Universal Symbol: A symbol indicating that the product contains THC must be included on the label.
 - Warning Labels: A label must be included indicating that the product may cause impairment.
 - Testing Information: information about the lab testing that was conducted on the product.
 - Batch Number: Each product must have a unique batch number that can be traced back to the manufacturing process.
 - Expiration Date: The label must include an expiration date or recommended use-by date. This is now mandated for edibles, concentrates, and vape products to curb contamination risks and better inform consumers about THC potency and components.

✓ 2. Decline in Medical Marijuana Usage

Medical marijuana use in Michigan has steadily declined, partly due to the accessibility of recreational cannabis. Between 2020 and 2025, the number of registered medical marijuana patients dropped by over 30%, with some dispensaries converting to recreational-only operations. While medical marijuana remains an essential option for certain patients, the industry's focus has clearly shifted toward recreational sales.

- > 3. Updated Purchase Limits for Edibles and Concentrates
- > 4. Changes for Out-of-State Visitors
- ✓ 5. Tax Structure for Cannabis Products

Michigan's marijuana tax remains one of the most straightforward in the U.S.:

- **Recreational Marijuana Tax:** A 10% excise tax on all recreational cannabis sales, in addition to the standard 6% state sales tax.
- **Medical Marijuana Tax:** Medical marijuana is not subject to the 10% excise tax but is still taxed at 6%.

Revenue generated from cannabis taxes is split 3 ways to support the local municipalities and counties where they reside (30%), the School Aid Fund for K-12 education (35%), and the Michigan Transportation Fund (35%).

Below, you'll find a chart that dives deeper into revenue share as categorized by Michigan counties:

County	# of Licenses	Revenue Distribution
Detroit	33	\$1,949,850
Ann Arbor	26	\$1,536,245
Lansing	24	\$1,418,072
Grand Rapids	23	\$1,358,986
Kalamazoo	18	\$1,063,554
Monroe	16	\$945,382
Bay City	16	\$945,382
Big Rapids	15	\$886,295
Battle Creek	15	\$886,295
Bangor	15	\$886,295

Data taken from 2023 tax/fee revenue recipients by city by Gus Burns

The Michigan Cannabis Industry in 2025

We think it'd be fair to say that over the past 6 years since legalization, Michigan's weed market has been growing like a... weed.

- **Number of Dispensaries:** By 2025, Michigan is home to over 600 recreational dispensaries and thousands of licensed cultivators, processors, and transporters.
- **Economic Impact:** Cannabis sales exceeded \$3 billion in 2024, solidifying Michigan's position as one of the largest cannabis markets in the U.S.
- **Job Creation:** The industry now employs close to 30,000 people across various functions, from cultivation to customer service roles at dispensaries to your favorite secure cannabis transportation companies.
- **Social Equity Programs:** Designed to support individuals from disproportionately affected communities, these initiatives offer substantial benefits like reduced licensing fees and business support.



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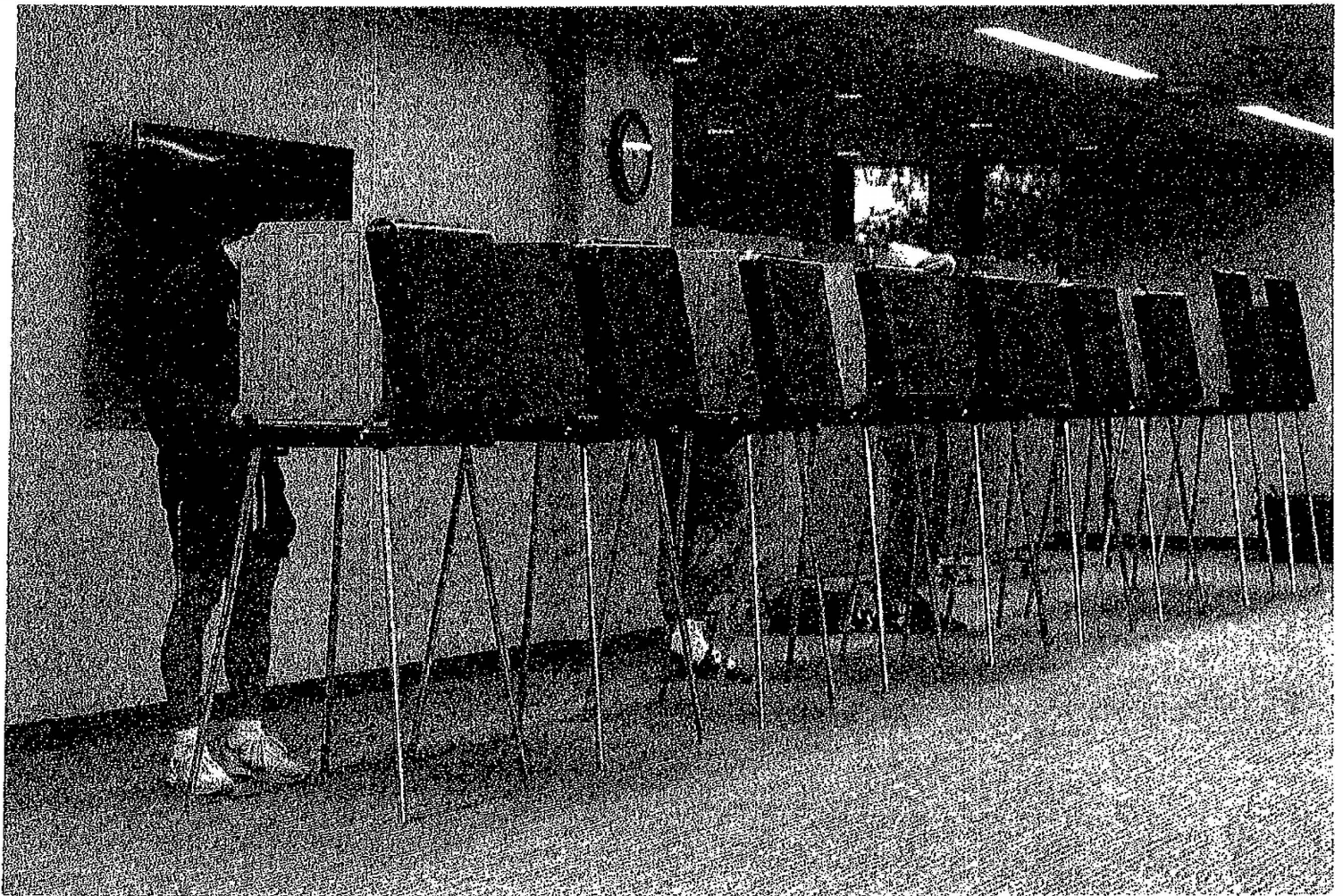
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POLITICS & ELECTIONS

Michigan voters overwhelmingly rejected new marijuana business proposals

Updated: Nov. 07, 2024, 1:15 p.m. | Published: Nov. 06, 2024, 1:47 p.m.



Michigan State University students cast their ballots in the MSU Union Building in East Lansing, Mich. on Monday, November 4, 2024. The Union is located at 49 Abbot Rd. Charlie Nick | MLive.com



By [Gus Burns | fburns@mlive.com](mailto:fburns@mlive.com)

Ballot proposals seeking to expand marijuana commerce across Michigan largely failed on Nov. 5.

Among 12 ballot initiatives identified by MLive, eight that sought to expand the number of marijuana licenses failed, three passed and another that would have prohibited all marijuana commerce was rejected.

Trump Revokes Temporary Protected Status For 600,000 Venezuelans

Nearly five years after recreational marijuana sales began in Michigan, communities are still debating whether to allow cannabis businesses within their borders.

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As of September, 139 municipalities had opted to allow marijuana businesses, while 1,370 had opted out of the cannabis industry, according to Cannabis Regulatory Agency monthly statistical reports.



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Man burned in explosion while trying to extract THC from marijuana in motel bathroom Jan. 24, 2025, 9:42 a.m.

To combat Trump's moves, Kalamazoo Township proposes protections for immigrants, LGBT Jan. 26, 2025, 8:05 a.m.

The following list contains voting results for proposals that were before voters on Nov. 5.

- **Berrien County, Niles Township: a proposal to rescind the 2019 ordinance banning marijuana businesses and to allow a minimum of four retail, one secure transporter and one safety compliance lab licenses passed with 52% of the vote, 3,002-2,757**
- Berrien County, Royalton Township: a proposal to allow up three each of grower, processor, microbusiness and retailer licenses failed with 44% of the vote, 1,291-1,619.
- **Gladwin County, Tobacco Township: a proposal to allow marijuana businesses passed with 50.5% of the vote, 794-779**
- Ingham County, Mason: a proposal to create a charter amendment allowing for two marijuana retailers failed with 43% of the vote, 2,675-1,979
- Livingston County, Howell: a proposal to create a charter amendment allowing for two marijuana retailers failed with 48% of the vote, 2,471-2,722
- Monroe County, Bedford Township: a proposal to repeal the communities ban on marijuana businesses and allow up to five retail businesses failed with 36% of the vote, 6,501-11,473
- Monroe County, Erie Township: a proposal to allow a marijuana retail business failed with 40% of the vote, 917-1,388
- **Oakland County, Clawson: a proposal to create a charter amendment allowing for two marijuana retailers passed with 54% of the vote, 3,824-3,269**
- Oakland County, Lathrup Village: a proposal to repeal the prohibition on marijuana business and another to allow two retailers and two safety compliance labs both failed with 41% and 42% of the vote, respectively, 1,216-1,758 and 1,238-1,742
- Oakland County, Royal Oak Township: a proposal to ban all marijuana businesses failed with 48% of the vote, 548-589

- Washtenaw County, Lodi Township: a proposal to allow five grow and two processing licenses failed with 38% of the vote, 2,524-1,529

If you are aware of any proposals that were before voters and not included in this list, please contact reporter Gus Burns at fburns@mlive.com

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Cannabis company shuttered Adrian facility as Michigan industry struggles

The average price for an ounce of recreational flower dropped from more than \$512 in January 2020 to \$74 in October



By Steve Neavling



Nov 18, 2024 at 4:12 pm

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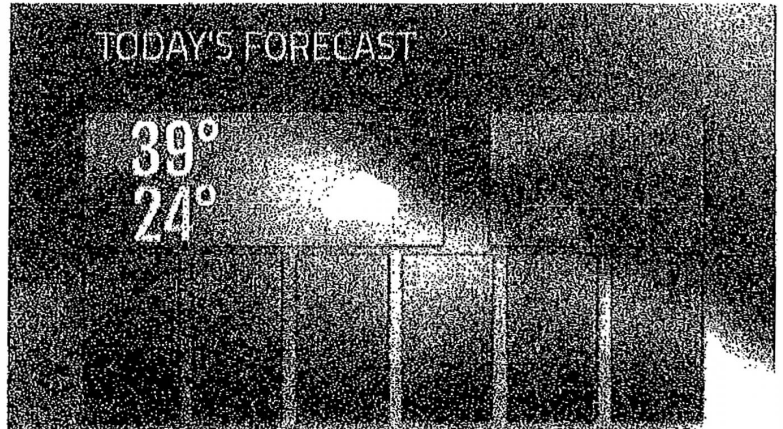
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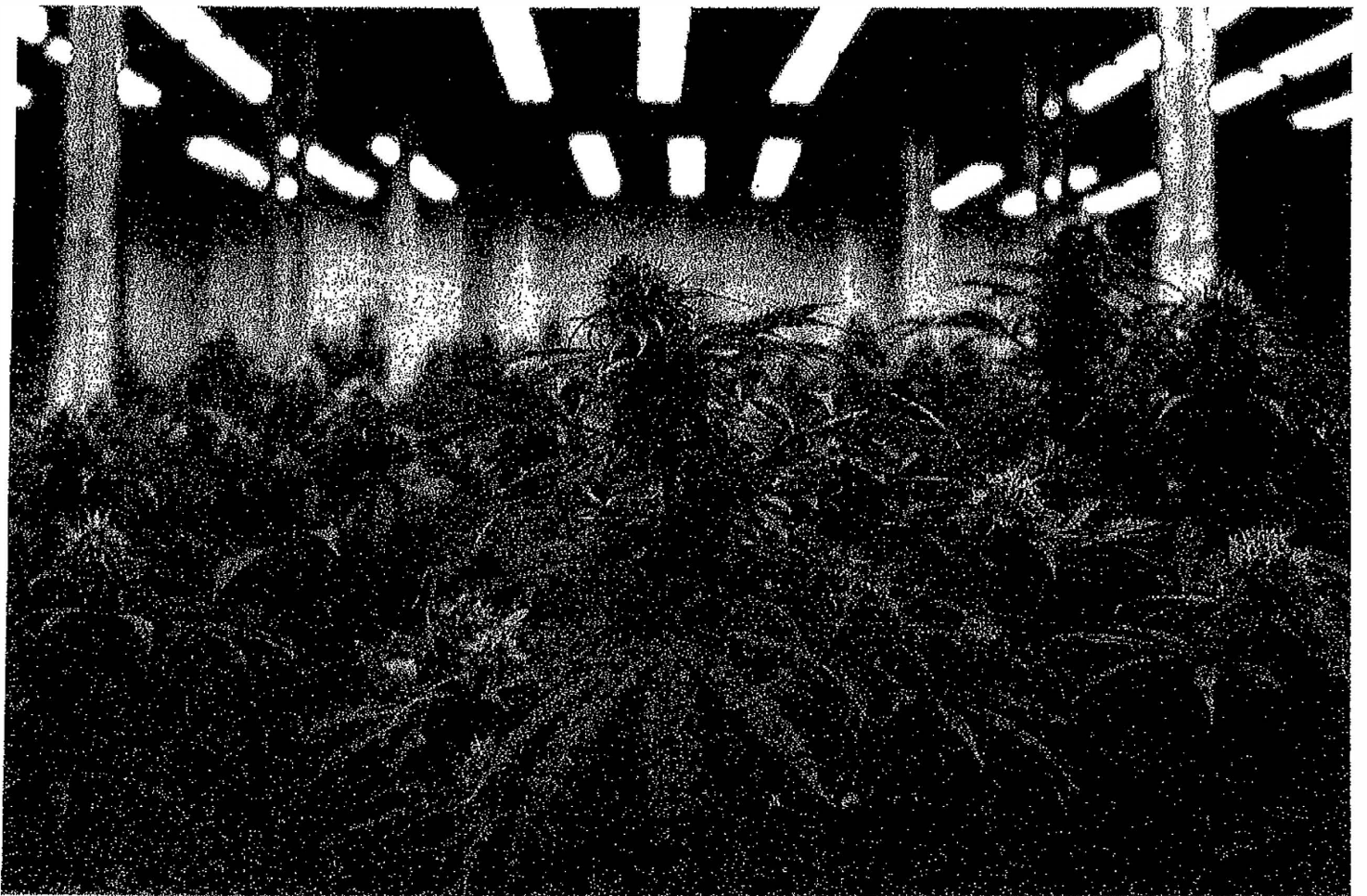
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7 Day Weather Forecast for DETROIT, MI for January 30, 2025





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Cannabis wholesaler Tend.Harvest.Cultivate is closing its Adrian facility as growers continue to struggle with low prices

A prominent cannabis wholesaler in Michigan announced it will close its Adrian facility as part of a strategic plan to streamline operations and strengthen its financial position as the industry continues to face intense competition.

7 Day Weather Forecast for DETROIT, MI for January 30, 2025

Tend.Harvest.Cultivate, which operates its Grand Rapids facility, which will serve production, and distribution.

The decision to close the Adrian facility is part of a broader market, including significant price compression. The average price for an ounce of recreational flower dropped from more than \$512 in January 2020 to \$74 in October, an 86% decline, according to the Michigan Cannabis Regulatory Agency.

During the same period, an ounce of medical flower dropped from \$267 to \$92.60.

"We want to extend our heartfelt thanks to the Adrian community, our employees, our customers, and the City of Adrian for their incredible support and partnership," CEO Brandon Kanitz said in a news release Monday. "We are deeply grateful to have been welcomed by such a vibrant community and to have had the opportunity to contribute to the local economy and the city's growth."

The company's brands include Fluresh, Carbon, Mr. X, and Jasper, according to its website.

Since its establishment in Adrian, Tend.Harvest.Cultivate. has supported local causes, collaborated with small businesses, and contributed to the local economy. The company emphasized its pride in the relationships it built with community members, customers, and local partners.

7 Day Weather Forecast for DETROIT, MI for January 30, 2025

The closure, however, was described as sustainability.

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“While closing the Adrian facility was a difficult decision, it enables us to concentrate our efforts on our more profitable assets, allowing us to better serve our customers for years to come,” Kanitz said.

Employees impacted by the closure will receive resources and support during the transition, including 60 days of severance pay. The company is also working to relocate team members where possible.

The decision reflects broader market pressures within the cannabis industry, particularly declining prices and increased competition. By consolidating operations at its Grand Rapids facility, Tend.Harvest.Cultivate. aims to improve efficiency and performance while maintaining a foundation for future growth, the company said.

Despite the closure, the company expressed deep gratitude for the Adrian community’s support.

“We are sincerely thankful to have been part of Adrian’s community and depart with gratitude for everyone who has been part of our journey,” the company stated.

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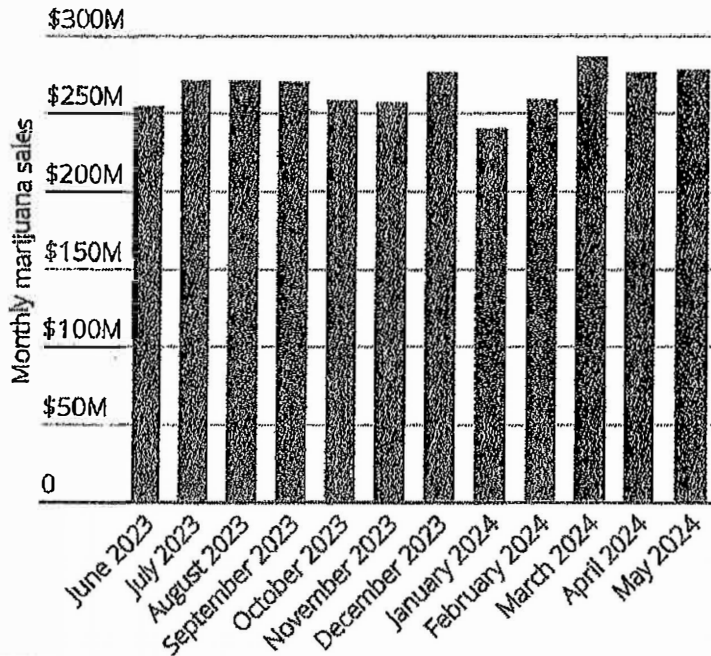
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Michigan 'weed' market tops \$3B

Michigan's more than 700 marijuana retailers sold nearly \$3.2 billion in products in the past year, making the state one of the largest recreational marijuana markets in the country, at times exceeding even California. Michigan's sales have been boosted by residents of neighboring states that haven't legalized recreational marijuana.



Source: Michigan Cannabis Regulatory Agency



— Mike Wilkinson

A Michigan retailer told Bridge Michigan that one reason the state's prices are so low is there are too many licensed retailers trying to outsell each other.

"I think that there's so many people out there undercutting each other on pricing. That's the problem," said Jerry Millen, owner of The Greenhouse, a cannabis shop in Walled Lake.

"Manufacturers are producing product and not placing enough margin on their profits to even stay in business. Everybody's got a mentality, like, 'Well, I'll just put the other guy out of business by selling so cheap.' Doesn't work that way," Millen said.

Frederika McClary Easley, vice president of the Minority Cannabis Business Association said that one way to address the low prices and still remain competitive, especially as Ohio enters the market, is for more retailers to open in localities that originally opted out of having cannabis shops.

"In order for Michigan to really be able to claim its stronghold, it's going to need to balance out that supply-and-demand piece and make more sure municipalities are opting in," Easley said.

"One of the benefits that Michigan has is that the quality of their cannabis is still being regarded," she said. "If people are already used to driving, if it's ... not that long of a drive, as long as it makes sense monetarily, I feel like they'll still do that."

Pot payouts

Michigan distributed over \$87 million from marijuana sales taxes to 198 municipalities and the 71 counties where adult recreational marijuana retailers are allowed. That's up 46% from the \$59 million distributed the year before.

Marijuana revenue per 1,000 residents

- More than \$40,000
- \$20,000 to \$39,900
- \$10,000 to \$19,900
- Less than \$10,000
- No retail stores

Municipal distributions

Here is how much each municipality that allows recreational marijuana sales got in fiscal year 2023. For each retail license in the community, it gets \$59,086 from the state. For some communities, 2023 was the first year legal marijuana sales were allowed. You can search by community or county.

Search			
	Retailer	Revenue	Change from 2022 (%)
Alpena (Alpena)	3	\$177,259	71
Benton Harbor (Berrien)	4	\$236,345	52
Crystal Falls (Iron)	2	\$118,173	14
Ewart (Osceola)	1	\$59,086	14
Flint (Genesee)	0	\$531,777	28.2
Grand Rapids (Kent)	23	\$1,358,986	54.2

Oakland	10	\$590,864	42.5
Inkster (Wayne)	6	\$354,518	128
Iron Mountain (Dickinson)	2	\$118,173	14

Source: Michigan Department of Treasury



— Mike Wilkinson

Cannabis sales boost local communities

For Michigan communities that have allowed the retailers, the decision has led to tens of thousands of dollars in shared marijuana-generated money. In Monroe Township, the municipality budgeted for \$500,000 this year — and got \$945,000 (\$59,000 for each store).

Alan Barron, the township supervisor, said the township has used the money to add police protection, fix roads and upgrade a park playground, making it inclusive for people with disabilities.

And though residents have complained about the extra traffic on LaPlaisance Road — the main artery to get onto southbound I-75 — the pluses have outweighed the minuses, Barron said.

“Really, never had the money to do it,” Barron said, talking about park upgrades, including tennis and basketball courts. “Now we do.”

Barron, a retired math teacher who said he voted against the 2018 marijuana legalization ballot proposal, is familiar with the stores, having visited most in his capacity as municipal leader. He said he does not fear what could happen with the legalization in Ohio.

For now, they’ll keep selling cannabis and his township will continue sharing in the state revenues from the sales.

“Your big stores are going to survive,” he said.

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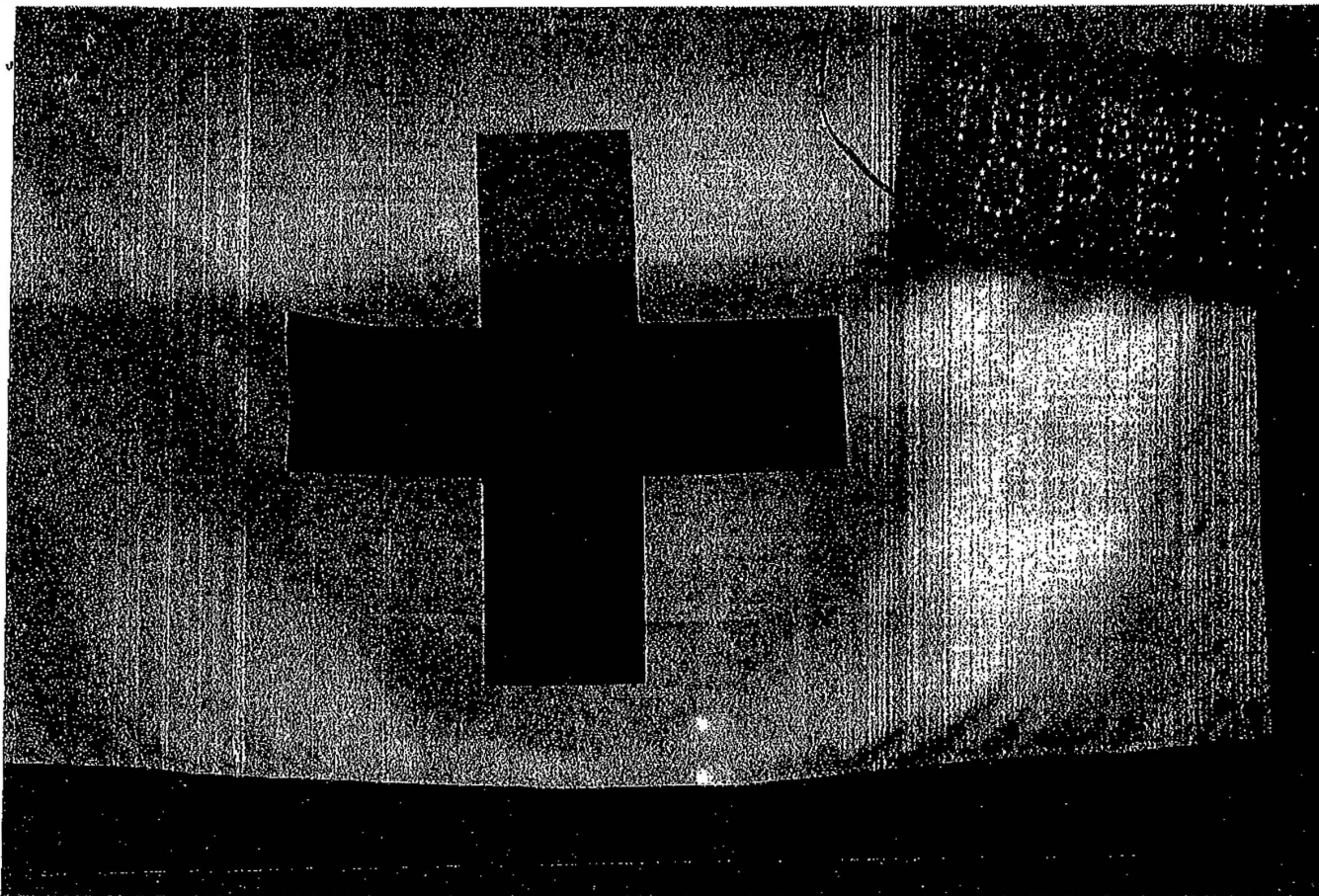
CANNABIS

Medical marijuana accounts for less than 1% of Michigan sales. Is it time for a change?

Published: Dec. 23, 2024, 7:00 a.m.



By **Gus Burns** | fburns@mlive.com



File photo - A medical marijuana store in Bangor, Michigan on Monday, Feb. 24, 2020. Joel Bissell | MLive.com

LANSING, MI -- Only 62 cents of every \$100 spent on marijuana in Michigan in the past year went toward medical marijuana.

Since the first recreational stores opened in 2019, total marijuana sales have boomed. They're currently on pace to surpass \$3.3 billion this year. But that has come at the expense of a once-thriving medical marijuana market that's now on life support.

The medical customer base - 81,273 registered patients as of November - continues to dwindle as certifications lapse and aren't renewed.

By comparison, the state had 276,253 registered medical marijuana patients five years ago.

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Among the nearly 850 marijuana shops operating across the state by Dec. 1, less than a quarter were licensed to sell medical pot, and when they do, the medical products receive scarce shelf space. MLive identified just a dozen shops selling medical product only.

But the state still maintains different laws and tax structures to regulate medical marijuana and spends millions of dollars a year to do so.

Legislators and cannabis business leaders have wanted to combine the medical and adult-use markets for years, but proposed legislation that would have done so is likely dead as a result of political infighting in the waning days of the lame-duck session.

House bills 5884 and 5885 had sought to eliminate the medical market and merge certain aspects with the recreational regulatory structure by 2026.

The proposed laws would have allowed medically registered patients to buy recreational products while still receiving the perks of being a medical patient, meaning they wouldn't be subject to the 10% recreational excise tax.

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Furthermore, current laws barring sales to customers under 21 wouldn't apply to medical marijuana patients, who can buy the drug as young as 18.

The bills call for existing medical marijuana licenses to be automatically converted to adult-use in March 2026. However, municipalities that don't want recreational businesses have the option to pass ordinances banning the changeover within their borders.

Michigan medical marijuana monthly sales

Monthly sales

Oct 2022 Jan 2023 Apr Jul Oct 2024 Jan 2024 Apr Jul Oct

Chart: Scott Levin | slewin@m1ve.com • Source: Cannabis Regulatory Agency • Get the data • Created with Datavrapper

The proposed laws received bipartisan support — they were sponsored by state Rep. Jimmie Wilson Jr., D-Ypsilanti, and state Rep. Graham Filler, R-St. Johns — as well as backing from the Michigan Cannabis Industry Association, the largest cannabis trade organization in the state.

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Any changes to the marijuana law require a super-majority, 3/4 vote of the Legislature, since the laws were created through a citizen ballot initiative.

"The issue our members are having is they have to file two applications each year, one for med and one for rec, and they also have to pay double license fees for that," said Robin Schneider, director of the Michigan Cannabis Industry Association. "And then there are regulatory duplications that they have to adhere to because, because the programs are separate, and so it's very costly and expensive for them to be running two parallel programs within their facility."

Until December 2021, marijuana businesses were required to also have a medical marijuana license. Since that rule has expired, a minority of businesses are opting to retain dual licenses.

The Cannabis Regulatory Agency spent \$9 million — nearly \$755,000 per month — for wages, benefits and other costs to regulate the medical market over the last 12 months, including processing renewals, new licenses, inspections and enforcement. The agency spent \$20.4 million regulating recreational marijuana over the same

period.

Schneider called proposed legislation to merge the markets "long overdue."

Supporters of a merger say the changes would give medical patients more options for marijuana, while reducing administrative and business costs needed to sustain the evaporating medical market.

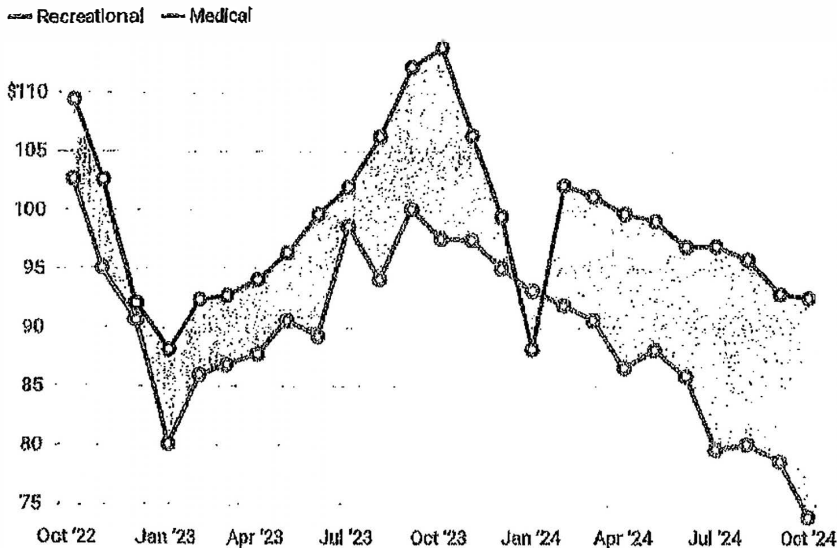
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George Brikho, who operates the Jazz Cannabis Club recreational marijuana store in Detroit and previously led the now-defunct Michigan Medical Marijuana Association, said most medical customers have already been pushed aside by corporate profit seeking.

"It's pretty much all mass-produced product," Brikho said. "It's not focused on medical. Certain marijuana is good for certain illnesses or health problems, and the market has veered away from that.

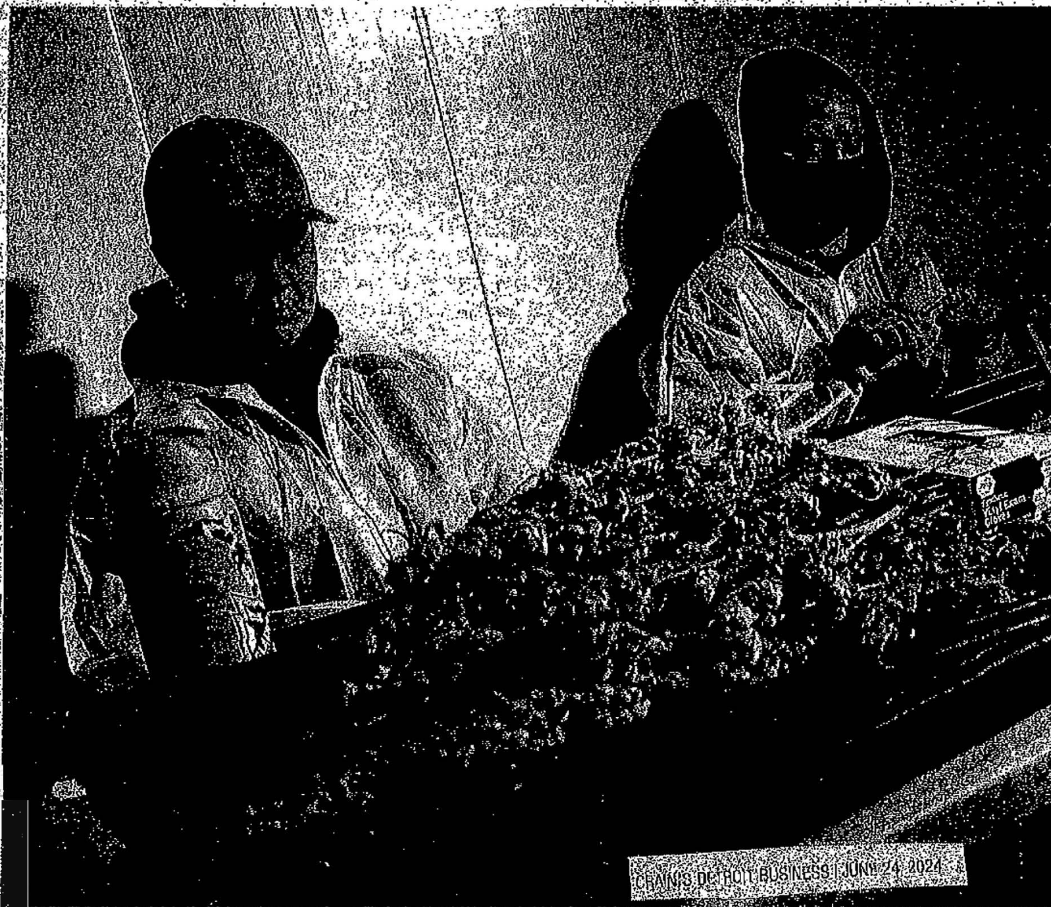
"It's hard to find strain-specific marijuana for patients, and medical marijuana patients are giving up their cards."

Michigan medical vs. recreational marijuana cost per ounce



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Workers including Samantha Wilder (left) trim cannabis at Glacial Fatness, INC. ANTONIA

How Michigan topped California in weed sales

By Dustin Walsh

Michigan is the top weed market in the country.

Crain's has been reporting that for a year at least on a per capita basis. But new numbers show we're buying more raw quantities of weed, in total, than the much larger Golden State.

Since late 2022, Michigan has sold more units of marijuana than California, according to data from market intelligence firm BDSA. Meaning consumers here bought more packages of gummies, pre-rolls and grams of flower than those sun-kissed Californians.

Maybe this is surprising, given the population of the Golden State is nearly four times that of Michigan's. But the answer to

the question of why is simple, and it isn't necessarily that we like being stoned more.

It comes down to prices. It's undeniable that California's weed market is bigger in dollars. Raw sales data will tell you so. Last year, Californians purchased more than \$5 billion worth of legal marijuana, compared to \$3.06 billion for Michiguanders.

But California is a much more expensive state to buy legal marijuana. For instance, a one-gram pre-roll joint of multi-state brand Cookies' RidgeLine Lantz strain currently costs \$17.50 at Dr. Greenbaum's Cannabis dispensary on West Conchella Avenue in Los Angeles. At Gage Cannabis in Ferndale, the exact same pre-roll costs just \$7.

That's 60% cheaper. A consumer can buy two joints in Michigan with enough left over to buy a PopSicle for the same cost in LA.

The big differences between Michigan and California come down to two major things: taxation and the illicit market.

California's government collects a 15% excise tax on top of state sales taxes, which range from 7.25% to as high as 10.75%. And municipalities can also tack on additional local taxes. Some consumers in California face taxes on weed purchases as high as 38%. Michigan recreational marijuana, on the other hand, only faces a 10% excise tax along with a 6% sales tax. And local taxes aren't allowed in Michigan.

See WEED on Page 18

WEED

From page 8

The high prices in California provide the incentive for black market weed buyers to move into the legal weed market. Coupled with the fact that California was the country's largest supplier of illegal weed for several decades (see Humboldt County), the legal market faces a much larger hurdle there than in Michigan.

Michigan quickly stood up its recreational industry in late 2019 with unlimited state-level licensing meaning anyone with the financial means, wherewithal and approval from a local municipality can have access to an operator's license.

The quicker than typical legalization process and the potential for big windfalls resulted in a massive amount of weed production very quickly in Michigan. Over supply collapsed marijuana prices from an average of \$494.77 per ounce of marijuana flower in February 2020 to just \$88.15 in May this year.

That produced hard times for industry players who watched their profit margins disappear.

But for consumers, it meant legal weed prices competed with and often outperformed illegal market marijuana, drawing more and more consumers to Michi-

gan's legal market.

Michigan's weed industry sold more than \$278 million in recreational marijuana in May. While other states have seen marijuana sales slow, Michigan's continue to rise.

The state is on pace to surpass \$3.2 billion in marijuana sales this year.

Colorado, the first state to legalize marijuana sales, has seen sales decline over the past two years, down to \$1.53 billion in 2023 from a peak of \$2.23 billion in 2021. Marijuana sales in Washington last year declined to \$1.4 billion from \$1.5 billion the year prior.

According to an analysis by Oregon Cannabis Market Economics, more firm Whitney Economics, more than 75% of marijuana sales in Michigan are done in the legal market in California. It's estimated at only 4%. That means California's marijuana market as a whole is worth more than \$11.5 billion annually. In Michigan, it's only about \$4 billion.

So while Michigan tops California in units sold and other metrics, that state of affairs is unlikely to last.

Sure, California's weed market is effectively crashing and many industry players are bowing out, but simply put, California has a much longer runway to draw more people into the legal market.

Marijuana sales hit record high in March

By Dustin Walsh

Michigan marijuana continues to reach new heights

Statewide sales hit another all-time record in March, recording more than \$288 million, up nearly \$28 million, or 11%, from February, according to data from the Michigan Cannabis Regulatory Agency.

March's sales eclipsed the previous monthly sales record of \$276.7 million, set in July last year.

It's unclear why March was such a strong sales month after a soft end to 2023.

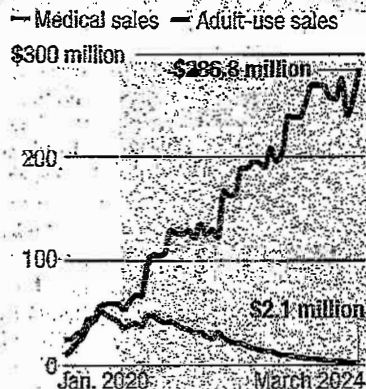
Jerry Millen, co-owner of dispensary Greenhouse of Walled Lake, told Crain's a number of new dispensaries opened this year, leading to increased access and therefore sales.

The CRA approved 31 new dispensary licenses in January and February this year. As of February, the state had 769 active dispensary licenses.

The new record may indicate the state has not yet reached saturation, as more stores lead to more sales.

Experts had predicted Michigan sales would start to slow in 2024 as it reached saturation, but that

Legal marijuana sales by month in Michigan



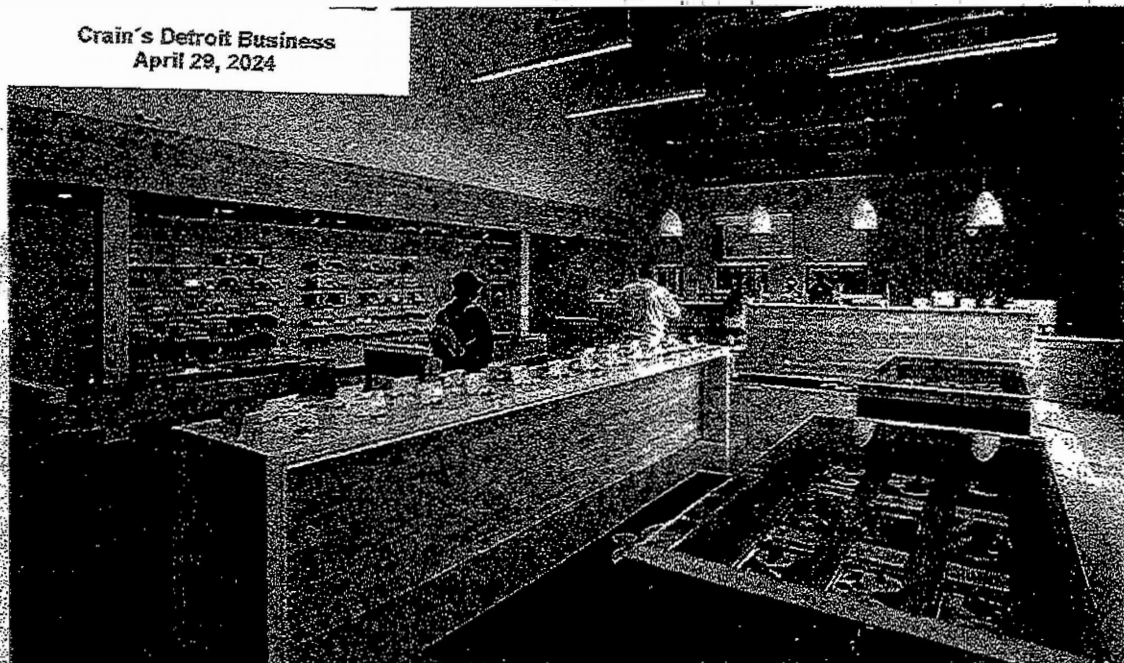
Source: Michigan Cannabis Regulatory Agency

appears not to be the case as adult-recreational marijuana in the state hasn't yet peaked.

Fewer than 10% of Michigan's 1,733 cities, villages and townships have opted in to allow marijuana sales in their communities. Theoretically, if more communities opt in in the future, more sales could occur.

Medical marijuana, however, continues its sales decline across the state, recording just \$2.05 million in sales in March, down from \$2.2 million in February and \$7.8

Crain's Detroit Business
April 29, 2024



Lume Cannabis Co. store in Kalamazoo sells a wide variety of products. (LUME CANNABIS)

million in March 2023.

The decline stems from a mix of cheaper adult-recreational marijuana — adult-rec costs about \$10 per ounce less than medical, making the nominal tax savings from medical moot — and reduced availability as many dispensaries choose not to renew their expensive medical license.

Given the boost from March's sales, Michigan's marijuana industry is on pace to best last year's total \$3.05 billion in sales. Given the current pace, the industry would sur-

pass \$3.17 billion in sales this year.

Michigan's marijuana industry continues to rise as other established markets are experiencing slowing sales. Colorado, the first state to legalize marijuana sales, has seen sales decline over the past two years, down to \$1.53 billion in 2023 from a peak of \$2.23 billion in 2021. Marijuana sales in Washington last year declined to \$1.4 billion from \$1.5 billion the year prior.

However, Michigan's market is likely to feel the effect of Ohio's

legal market, which is expected to begin to fall this year.

Aric Klar, CEO of Birmingham-based Quality Roots, told Crain's last year that as much as 30% of marijuana sales at dispensaries near the Ohio border come from Ohioans.

The question is how quickly Ohio's market comes on line and its prices drop to meet Michigan's prices, which are among the lowest in the nation. If that happens, Michigan's marijuana market could stall out later in 2024 and into 2025.

Cannabis giant shuts down Michigan grow operation

CRAIN'S
12/19/24

By Dustin Walsh

One of the country's largest cannabis operators is abandoning its Michigan grow operations.

Chicago-based PharmaCann told employees Dec. 2 it would shutter its 207,000-square-foot LivWell Michigan cultivation site in Warren, laying off 222.

Todd Lince, president of Teamsters Local Union No. 337, confirmed the news to Crain's. The Teamsters had just organized the PharmaCann-owned operations in early November.

"They told us they just can't be competitive in Michigan..." Lince said. "We knew they were having financial troubles. But this doesn't have anything to do with us organizing; we didn't even have a contract yet."

Lince said the employees will be terminated by the end of January and the union will work with PharmaCann to get the employees a severance package.

The employees include roughly 170 represented by the union and temporary workers employed by Denver-based cannabis staffing firm Vangst, according to a Worker Adjustment and Retaining Notifi-

cation Act of 1988 filed with the state of Michigan.

Representatives from PharmaCann and its attorneys did not respond to several requests for comment. It's also unclear whether the closure of its cultivation and dispensary in Warren will lead to closures of its two other Michigan LivWell dispensaries in Cheboygan and Site A.

The PharmaCann closure plan comes only weeks after competitor Fluorish LLC announced it was closing down its \$46 million, 105,000-square-foot grow facility in Adrian at the end of November.

The company, doing business as Tend Harvest Cultivate, couldn't make the economics of the operation work as the average price for an ounce of marijuana flower plummeted 21% year to date to just \$73.99 in October.

"It cost me more to grow in Adrian than I could sell on the market," CEO Brandon Kanitz told Crain's. "The site is not profitable."

Fluorish and PharmaCann's LivWell are victims of the state's low prices, which are a consequence of market oversupply.

There were 3.56 million active plants being grown in Michigan in

October, down from 3.77 million in September, but still up 73% year over year. The decline in active plants last month is likely due to the influx of product from "Crobotober," where operators harvest their seasonal outdoor grows for the market.

Illicit market marijuana infiltrating the regulated market also plays a roll in decreasing prices as well.

PharmaCann, however, is just the latest multi-state operator — it operates in six states including New York, Illinois, Maryland, Massachusetts, Ohio and Pennsylvania — to abandon maturing state markets due to financial pressures.

Last year, for instance, New York-based Curaleaf began shuttering its dispensary operations in California, Oregon and Colorado. It eventually shuttered its Michigan operations months later at the end of last year.

MSOs prefer to target more newly legal states that have high consumer prices due to more demand than supply, raking in much higher margins than in markets like Michigan.

PharmaCann is also likely look-



PharmaCann's LivWell headquarters and dispensary at 14210 E. 11 Mile Road in Warren. PHARMACANN

ing to clean up its books after filing in August to launch an initial public offering.

Canadian competitor Cronos Group Inc. took a 10.5% stake in PharmaCann in June for \$110.4 million, valuing PharmaCann at \$1.1 billion, according to a Reuters report.

For Michigan, PharmaCann's exit is likely good news as it removes more supply from the market — at least temporarily.

The Warren cultivation building at 21590 Hoover Road is owned by mega-cannabis REIT Innovative Industrial Properties, who will

move to place another operator in the facility.

Earlier this year, Evart-based Lume Cannabis Co. took over the lease for the 56,000-square-foot Harvest Park facility at 10070 Harvest Park in Dimondale, formerly operated by then-troubled Sky Mint. Innovative Industrial also owned that building.

Two industry sources, who asked to remain anonymous, confirmed to Crain's that they have been contacted by Innovative Industrial about the PharmaCann cultivation building in Warren.

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Business Watch

Whitmer roads tax plan may drive marijuana shops out of business, experts say



A proposed marijuana wholesale tax could put retailers out of business, experts say.
(Shutterstock)

 February 14, 2025

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- **Gov. Whitmer's \$3 billion 'Mi Road Ahead' plan proposes a 32% wholesale tax on marijuana**
- **Consumers are already paying a 10% excise tax in addition to the state's 6% sales tax**
- **Some predict that higher taxes could lead to increased illicit market activity**

Michigan's cannabis industry is sounding alarms about Gov. Gretchen Whitmer's plan to raise \$470 million per year for roads by imposing a 32% wholesale tax on marijuana.

The governor recently proposed a new \$3 billion "Mi Road Ahead" plan that she called "fiscally responsible and balanced." She said Michigan's "industry friendly" marijuana tax is the fourth-lowest in the nation and helped fuel an explosion of marijuana retailers.

The proposed tax increase would come atop the 10% excise tax on recreational marijuana that consumers pay on top of the state's 6% sales tax. The wholesale tax

down from \$204 in 2021.

In 2023, the excise tax on marijuana generated over \$270 million in revenue for the state. Tax revenue from recreational marijuana sales is split between schools, roads and local governments. Michigan sells an average of about \$265 million per month of marijuana, according to the Cannabis Regulatory Agency.

The tax increase ultimately would be paid by consumers: A vape pen that costs an average of \$20 would be about \$27 or more, Williams explained.

Some businesses may not survive, said Cassin Coleman, chair emeritus of the National Cannabis Industry Association's scientific advisory committee.

"There's not enough space currently in the margins in our industry to take on another 30% burden," said Coleman. "So that would mean either the price would go up ... or people would not be able to continue and would leave the industry, which would also increase prices because of the reduction in supply," Coleman said.

'Full panic'

One of the reasons why cannabis is so cheap in Michigan is because there is an oversaturation of products in the market due to the state's low taxes, said Robin Schneider, director of the Michigan Cannabis Industry Association.

"The value of the product, because there's so much cannabis in our system, the prices have plummeted, so those growers are not even able to recoup the cost of what it costs to run the facility," she said.

Advocates warn that the wholesale tax could drive prices for cannabis up, forcing people to get their supply elsewhere.

Business owners already have to compete with the black market, which drives prices below market value. The additional wholesale tax could cause businesses that are barely breaking even into the red, Schneider said.

"All I hear everyday is how terrible everyone is doing," she said. "Everybody in the industry is in a full panic right now."

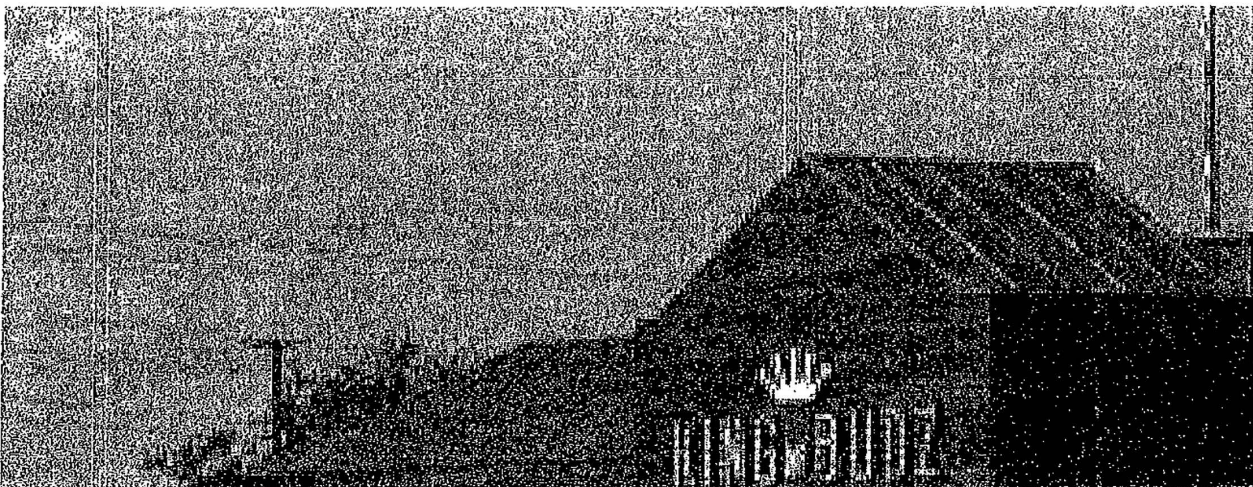
For every 1% increase in tax, there's up to a 2.4% decrease in participation in the legal market, according to Beau Whitney, chief economist for the National Industrial Hemp Council of America.

Ohio legalized recreational marijuana in 2023 and retail shops began opening last year. The growth of the state's market likely will decrease sales in Michigan by 27%, according to Whitney.

Currently, Washington has the highest excise tax on recreational marijuana, 37% on retail sales, followed by Montana at 20% according to data from The Tax Foundation. Ohio's tax is 10%.

"The only way to survive in this market is to sell on the illicit market," Whitney said. "We do not support this, but it is a reality of the situation for business owners. So an increase in taxes will backfire by lowering revenues, increasing business failures, hurting the agriculture sector, and increasing illicit activity."

Related Articles:



Marijuana sales near \$10 billion in Michigan, a few years after legalization

CRA's Dept. of Business 6/16/24

One Love Labs illegally imported weed from Oregon, state claims

By Dueth Walsh

A mid-Michigan marijuana processor is the subject of a formal complaint by the state for allegedly illegally importing marijuana from Oregon.

The Michigan Cannabis Regulatory Agency inspected One Love Labs in Chesaning in late June after receiving a complaint that the processor had received out-of-state product listed in the state's tracking system as hemp, but was actually marijuana.

According to the complaint, One Love Labs imported more than 110 pounds of isolate — concentrated product containing pure CBD or THC — and listed it in the state system as a hemp concentrate, or CBD, from a legal processor in Oregon. That processor held a hemp processor license in Michigan, but not a marijuana processor license.

During the investigation, One Love had a third-party lab test the product, under the supervision of the CRA, and found the so-called hemp product contained 86.49% THC — well above the legal threshold for hemp at 0.3%, according to the state.

It is against federal law to ship



© Associated Press

hemp product containing more than 0.3% THC across state lines and against Michigan regulations to process or sell product containing more than 0.3% THC that derived from another state.

More confounding is that during the investigation, One Love allegedly shipped the 110 pounds of the THC isolate back to the processor in Oregon, which, if true, would again be in violation of federal drug trafficking laws.

Representatives from One Love did not immediately respond to an inquiry about the allegations. The CRA would not comment further on the matter and declined to reveal whether the U.S. Drug Enforcement Agency or other federal agencies had been notified or are involved.

The state is, however, seeking to fine and potentially revoke the li-

cence of the investigation. One Love Labs makes vape cartridges, as well as edibles including gummies.

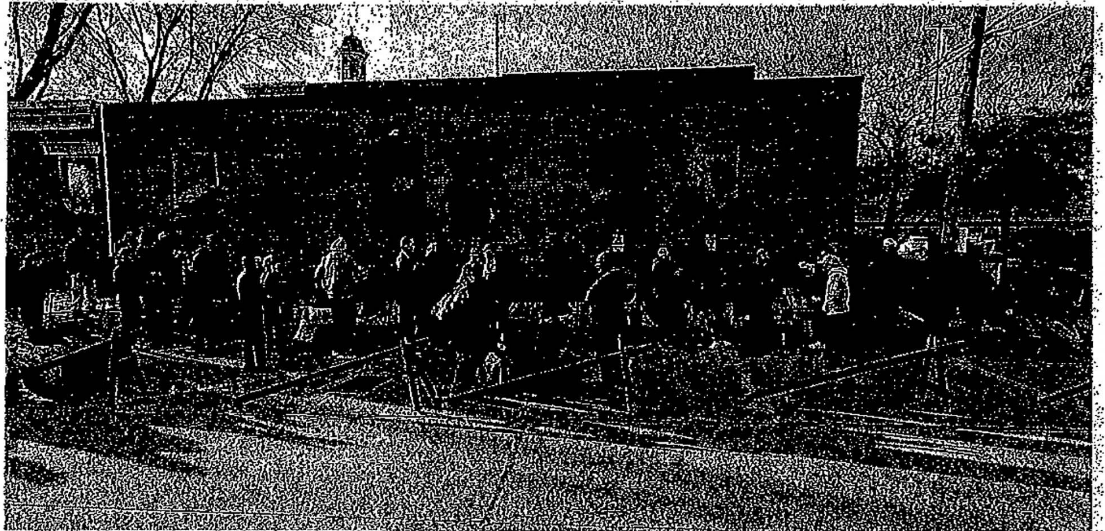
One Love was founded by Casey Yost, son of Auburn Hills. Howard Dobb and Bevel Lowner Craig Yost. This is the latest in attempts by state regulators to rein in bad behavior in the industry as illegal importing of marijuana and hemp products remains a problem.

Late last month, the CRA issued a formal complaint against Mount Morris marijuana processor Sky Labs LLC for allegedly using out-of-state hemp powder from Colorado and converting it to marijuana-based distillate under the guise of plants grown in Michigan in the state's first major attempt to crack down on illicit market products coming in from out of state. Sky Labs manufactures the popular vape brands Bossy and Flight.

To combat illicit product in the market, the CRA is planning to open its own reference testing lab in 2025, after receiving a \$4.4 million earmark from the state budget.

In June, the CRA banned the use of MCT oil, usually coconut oil, in distillate, which could potentially have adverse health effects.

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Applicants wait in line Oct. 3 outside of the Redford Township hall in the hopes of securing a license to operate a cannabis dispensary. Some had been in line for nearly three weeks. (JUSTIN WALSH)

CANNABIS

From Page 3

Municipalities are required under state law to make the selections based on a competitive process that typically takes the form of a scoring system, often revolving around an applicant's ability to invest in such appeal or sustainable operations. But some communities have done first-come, first-served methods of accepting applications, including Garden City, Westland and Harper Woods. One could, theoretically, argue lining up for weeks is, in fact, competitive.

But in Harper Woods the process devolved into a show of athletic prowess, much like how issues are settled on the playground, with a footrace, as applicants were barred from arriving until the day applications would be received but required to wait in the parking lot until a set time to line up for the three available licenses. The applicants then sprinted to secure their spot in line, which resulted in at least one applicant being knocked down.

Redford Township, however, did not place a numerical limit on its licenses — but is doing so through zoning.

Zoning restricts licenses to approximately 12

The township has relegated the available locations or dispensaries into a handful of overlay districts on Seven Mile, Trikester, Plymouth and Telegraph roads. Applicants must have leased or bought property in one of those districts at the time of submitting an application on Oct. 3.

However, the applicants can be eliminated from contention if another applicant's license, who was ahead of them in line, is awarded a license due to proximity. The township's ordinance requires dispensaries to be at least 2,500 feet apart.

That realistically translates to only 12 conceivable licenses within the roughly 30,000 linear feet of available dispensary space in the overlay zones, according to Crain's calculations.

Hannawa said area building owners were asking \$25,000 per

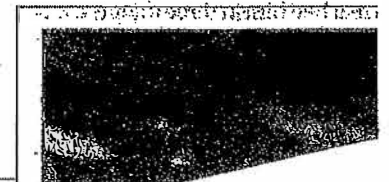
month to hold properties for cannabis operators going through the application process.

Puff Cannabis has a property under contract on Telegraph Road, he said.

Applicants in line Oct. 3 were wondering out loud how long before the process in Redford Township resulted in lawsuits against the municipality, as many in the region have battled lawsuits over the license selection process.

Dozens of lawsuits existed last year against municipalities, including Royal Oak, Warren, Pontiac and others. The plaintiffs argue the city's competitive process to award licenses was unfair.

However, any potential lawsuits against Redford Township are unlikely to occur until licenses are awarded and it's unclear when that will occur.



Customs seizes legal weed in New Mexico. Is Michigan next?

By Dustin Walsh

U.S. Customs and Border Protection is reportedly cracking down on the state legal marijuana industry, targeting product moving through traffic checkpoints in New Mexico.

It's unclear if the seizures reported in recent months stem from a federal directive or if the New Mexico CBP is operating independently under its authority to seize the federally illegal products.

But the reports coming from the southwest could trigger concern here in Michigan, which shares 21 miles of border with Ontario, Canada. In fact, a large chunk of the state falls within CBP's authority, that's defined as within 100 miles of an international border.

In New Mexico, CBP seized 22 pounds of legal marijuana product from Top Crop Cannabis Co., who operates under a marijuana license in the state, on Feb. 14, according to reporting from TV news organization KFSM.

The product had a market value of \$139,000, and the company's general manager was detained by

CBP for four hours, the news channel reported. Other seizures have been reported in the state.

CBP operates six permanent interior checkpoints in New Mexico, in stark contrast to Michigan.

CBP is actually very unlikely to begin seizing marijuana in the interior of Michigan, Youssef Fawaz, a CBP spokesperson for the Michigan region, told Crain's.

The reason is relatively simple: there are no interior checkpoints outside the U.S.-Canada border in the state.

That should come as a relief to Michigan's booming marijuana industry, which sold nearly \$3.1 billion worth of product in 2023.

Wayne County, which borders Canada, dominates the adult recreational marijuana market in Michigan, accounting for nearly 44% of the state's \$259 million in adult recreational sales in February this year.

A minor checkpoint that leads to seizures in the county could seriously disrupt the entire industry in the state. In fact, adult-use sales in the 18 counties from the Emmet to the north, Lansing to the west,



A U.S. Border Patrol agent checks vehicles at the Eagle Pass/Carnizo Springs interior checkpoint near Eagle Pass, Texas, in 2014. (AP Images)

Chicot to the south and the Canadian border to the east, account for more than 53% of the total in marijuana sales. Every one of those counties fall within CBP authority.

In New Mexico, and other states bordering a foreign country, CBP has the authority to search for and seize federally illegal products at these checkpoints as part of its mission. The agency is permitted to question and search vehicle occupants in search of illegal immigrants, terrorists and drug smugglers at will.

The marijuana seized in New Mexico was done so at these roadside checkpoints.

CBP operates at least 70 checkpoints across the U.S., but only a handful on the U.S.-Canada border in states such as Maine and New York.

Immigration events just happen far more regularly at the border,

with Mexico, not Canada -- hence the lack of checkpoints in Northern states. Last year, there were 189,042 encounters.

Simply put, the federal agents are grants with no legal status in the U.S. at the Canadian border. Conversely, there were more than 2 million recorded encounters with CBP at the border with Mexico, according to data from the CBP.

Fawaz said CBP is not seeking to create new checkpoints in Michigan, but said the agency continues to seize marijuana, even legally acquired, at the Canadian border. It remains illegal to cross the border into the U.S. from Canada with marijuana, and it's illegal to bring marijuana from the U.S. into Canada unless the individual has a prescription authorized by Canadian health authorities.

A issue in New Mexico is not just that marijuana remains a Schedule I narcotic federally, but also that

it's likely difficult for CBP to determine whether marijuana in the state is under a regulated market. Simply put, the federal agents are concerned in New Mexico, state regulations and likely seize the product with a viewpoint that it's less risky to seize state legal product than to allow potentially smuggled drugs to pass through.

But the seizures seem at odds with the federal government's direction on state legal marijuana. Last year, the U.S. Department of Health and Human Services issued a memo asking the Drug Enforcement Agency to reschedule marijuana from a Schedule I narcotic to a Schedule 3, which would make the drug on par with anabolic steroids and Tylenol with codeine.

That decision is expected to happen in the coming months and could make these CBP seizures far less common.

Hometown Life

NEWS

Westland could net \$4M from marijuana businesses by 2030



Shelby Tankersley
Hometownlife.com

Published 5:39 a.m. ET May 3, 2024 | Updated 5:39 a.m. ET May 3, 2024

WESTLAND — Tax revenue from retail recreational marijuana businesses in Westland could bring the city roughly \$4 million over the next six years, as long as the city designates all five of its retail licenses, Westland Mayor Kevin Coleman proposed in a new budget and forecast.

The city estimates it will receive \$665,000 in tax revenues from the local marijuana establishments for the \$82.5 million budget year that begins in July.

The \$665,000 is roughly 1% of the annual budget and could, from the city's perspective, make a meaningful impact on staffing, city facilities or public safety vehicle fleets. City council members must approve a budget in early June.

"That might not seem like a lot," Westland Finance Director Steve Smith said. "But when you look at it from a per-year basis -- next year we're looking at \$665,000. That's a lot of money. If we don't have that, we'd notice. It adds up."

First, the city has to make use of its five retail marijuana licenses. The city has one retail establishment, LIV Cannabis at 37655 Ford Road, and three proposals pending with city council.

LIV Cannabis provided \$58,000 in revenue to Westland in the last fiscal year through excise tax. Westland voted to allow recreational marijuana businesses in 2019 and LIV Cannabis, which opened last fall, is the first of those businesses.

In Michigan, marijuana carries a 10% excise tax, and cities benefit from increased property taxes on buildings that have been renovated. Smith said the additional potential revenue isn't earmarked for anything specific, but can pay for things like roofs, public safety personnel or a couple of ambulance vehicles.

Smith added Westland's projected revenue would likely grow over time due to inflation.

More: Judge halts Northville plan to close social district streets for summer

More: Despite different opinions, regional support is building for deer management action

More: 'World of possibilities' for nearly 90 acres next to ITC Park in Novi. Here are a few

"You're seeing tax revenue coming out of cannabis that no other industry has been able to provide at the speed we have. When you think about the tax potential, it's exponential," said Mike Elias, CEO of LIV Cannabis. "The trickle these cities are getting from excise tax never existed for them before."

Potential tax benefits were a major item of consideration when Westland approved recreational retail businesses in 2019. Westland Planning Director Mo Ayoub said marijuana establishments have also meant redevelopment of unused buildings or property.

"These are bringing some economic development and we're seeing the renovation of old buildings that were kind of blighted or the development of areas that wouldn't otherwise be developed," he said.

While LIV Cannabis enjoys being the only game in town for the time being, it's seeing every kind of customer. General Manager Jordan Felix said the business is trying to embrace the community through charity and connecting with local groups like the Rotary Club.

"It can be the 21-year-old who just had a birthday or the 70-year-old who's never been in a dispensary," Felix said. "It's a wide demographic and we're trying to be inclusive. I think the reception has been great."

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Contact reporter Shelby Tankersley at stankersle@hometownlife.com or 734-311-0659

Detroit Free Press

MARIJUANA

Proposal to restrict location of marijuana advertisements in Detroit moves forward



Adrienne Roberts

Detroit Free Press

Published 3:40 p.m. ET March 3, 2025

Key Points

Proposed changes to city code that would restrict where marijuana advertisements can be located in Detroit were approved by the city's public health and safety standing committee.

The proposal will now head to Detroit City Council.

A proposal to restrict where marijuana advertisements can be located in Detroit is moving forward.

The proposed changes to city code, which would prohibit fixed marijuana advertisements from being within a 1,000-foot radius of any "advertisement-sensitive property" such as schools and libraries, were approved by the Detroit City Council's public health and safety standing committee Monday. The proposal will now head to Detroit City Council.

"This is a very, very important ordinance at a very important time, and even though we adults made a decision to legalize marijuana and vaping, sometimes the decisions that we make as adults are not always in the best interest of our students and our youth," Council member Angela Whitfield Calloway, who is spearheading the proposal, said at the committee meeting.

Recreational marijuana was legalized in Michigan in 2018 and recreational cannabis officially started being sold in Detroit in early 2023. Since then, more than 50 recreational marijuana dispensaries have opened in the city.

Calloway said the proposal comes as Detroit Public Schools Community District Superintendent Nikolai Vitti has expressed concerns about the proliferation of marijuana in schools in recent years.

Like restrictions on alcohol and tobacco advertisements, fixed cannabis advertisements would not be allowed within 1,000 feet of schools, child care centers, juvenile detention or correctional facilities, libraries, parks, playgrounds and recreation centers, among other locations.

It is unclear if this ordinance, if passed, would apply to moving marijuana advertisements, such as airplanes pulling advertising banners and mobile LED billboard trucks. The Free Press didn't immediately receive a response to a request for clarification from Calloway's office.

More on the proposal: Detroit City Council proposes regulations on marijuana advertisements

More on the marijuana industry: Michigan to distribute nearly \$100M in marijuana tax revenue: What your city will get

A dozen people either called in or appeared in person to comment on the proposal, and most supported restrictions on marijuana advertisements.

"We don't need any more signs flooding our neighborhoods advertising marijuana, nicotine or any type of drug," a caller who identified herself as Betty Varner said. "Let's get more signs advertising how our children can go to free college classes and courses after they graduate. Let's advertise how they can go to trade schools ... how you can become a journeyman and electrician..."

It's unclear when City Council will vote on the proposal.

Detroit Free Press reporter Dana Afana contributed with prior reporting.

Contact Adrienne Roberts: amroberts@freepress.com.

Lume Cannabis looks to Florida to sell a different kind of weed

By Dustin Walsh

As oversupply hammers prices and the industry remains walled off from other states' markets, Michigan's largest cannabis company is heading south to sell a different kind of weed.

Evanston-based Lume Cannabis Co. has founded a new company, Lume Hemp Co. in Florida, to capture a portion of the massive and growing national market for hemp-derived THC.

The national cannabis landscape is a complicated web of state laws and a federal loophole that's created dual industries competing for dominance: THC derived from hemp, legal under federal rules, is rapidly proliferating across the country, even in states where recreational cannabis isn't legal.

The 2018 Farm Bill effectively removed hemp's designation as a controlled substance, stating that any cannabinoid derived from hemp — defined as cannabis containing less than 0.3% THC by dry weight — could be sold in the market, free of federal intervention.

Due to the rules, with enough additive ingredients, gummies and drinks could be created to offer similar psychoactive effects to tra-

ditional marijuana that's heavily regulated in states like Michigan.

This has led to a recent boom for operators in other states — as Michigan regulates all hemp and cannabis products, regardless of the Farm Bill — who can not only federally produce THC products, but can ship them across state lines from states like Michigan that don't allow exports of cannabis.

Oregon-based Whitney Economics projects "conservatively" that the hemp-derived cannabis market in the U.S. hit \$29.4 billion in 2023, the same size as the craft beer industry, and growing exponentially.

Meanwhile, Michigan's marijuana THC market — the nation's strongest in marijuana sales per capita — is plateauing under intense pricing pressure.

Prices have fallen more than 28.6% since January 2024 to an average cost of \$66.56 for an ounce of marijuana in the adult-use market last month. Those are the lowest prices in the country. In Oregon, the average cost of a gram of marijuana flower in January was \$3.59, or about \$99.22 per ounce.

While Michigan sold a record

See CANNABIS on Page 17

3-3-25
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March 5 2025
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Detroit tops in state cannabis tax revenue, but a smaller township also wins big

By Dustin Walsh

The city of Detroit, a relative new entrant into the regulated adult-use recreational market, is set to receive more than \$3.14 million in shared marijuana tax revenue from the state treasury.

Detroit, which began recreational marijuana sales in 2023, more than three years after Ann Arbor and other cities opened stores, is one of 302 Michigan municipalities and four tribes to share \$99.5 million in tax revenue generated from the legal market sales of marijuana last year.

The funds, being distributed in the coming days, stem from the 10% excise tax from adult-use recreational marijuana sales, which totaled \$3.29 billion in 2024. Under state law, counties split 30% of the tax revenue collected from the excise tax on recreational marijuana sales with cities, townships and villages. The money is distributed based on the number of marijuana businesses in their borders. The amount of product sold from each license holder is not considered when distributing that tax revenue; it's purely based on the number of license holders in each community.

Marijuana has become a major source of revenue for the state and its municipalities and one of the largest "sin tax" generators in the state.

townships, 74 counties and four tribes that allow cannabis sales will receive \$58,200 for every retail store and microbusiness in their communities.

The state collected more than \$331 million in excise taxes from cannabis last year. The state's School Aid fund and the Michigan Transportation Fund will each receive \$116 million as part of the tax revenue sharing.

The communities with the highest share of the revenue are:

- ▶ Detroit \$3,144,347.64
- ▶ Ann Arbor \$1,513,945.16
- ▶ Grand Rapids \$1,455,716.50
- ▶ Lansing \$1,397,487.84
- ▶ Kalamazoo \$1,106,344.54
- ▶ Monroe Township \$1,046,115.86

The importance of the tax revenue varies greatly between communities. For Monroe Township, the marijuana tax revenue allocation represents nearly 20% of its \$5.8 million budget, compared to just 0.12% of Detroit's overall \$2.7 billion budget.

Monroe Township has many cannabis businesses that cater to cross-border sales to Ohioans. Ohio legalized recreational cannabis late last year, but so far prices in the state to the south are much higher and retail locations much more sparse.

A change in state law last year now requires distribution of the tax to four federally recognized

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WINNER

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tribes in the state as well, who will receive \$831,990 in tax revenue. The counties with the highest share of the tax allocation are: *Wayne County \$5,007,664.76

- ▶ Oakland County \$2,911,433.00
- ▶ Washtenaw County \$2,620,289.70
- ▶ Kent County \$2,270,917.74
- ▶ Genesee County \$1,921,545.78
- ▶ Kalamazoo County \$1,921,545.78

community involvement, and increased revenues for important priorities in their budget," said Cananda Regulatory Agency (CRA) Executive Director Brian Hanna. "This portion of the excise tax revenue makes a direct impact in the communities where our licensees work and live."

3-3-25
Crawns

The following resolution was offered by Commissioner_____ and seconded by
Commissioner_____

WHEREAS The City of Plymouth City Commission has reviewed the decision to opt-out of allowing marijuana facilities of any kind in the City of Plymouth as part of the annual local liquor license review since 2018, and

WHEREAS The City of Plymouth City Commission has maintained the opted-out status since 2018 from allowing marijuana facilities in the city since 2018, and

WHEREAS The City Commission has reviewed the 2025 report and recommendation of the administration to remain opted out of allowing marijuana facilities in the City of Plymouth,

NOW THEREFORE BE IT RESOLVED that the City Commission of the City of Plymouth chooses to remain opted-out of allowing marijuana facilities, of any kind, in the city and directs the administration to prepare the annual marijuana report for 2026 to coincide with the annual liquor license review