

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF BLOOMFIELD

SUMMARY OF ORDINANCE NO. 690

**Amendments to the Zoning Ordinance to
Allow Indoor Recreational Restaurant Uses with A Liquor License**

ORDINANCE NO. 690 AN ORDINANCE TO AMEND THE ZONING ORDINANCE, CODIFIED IN CHAPTER 42 OF THE CHARTER TOWNSHIP OF BLOOMFIELD CODE OF ORDINANCES, TO AMEND THE USE STANDARDS FOR AUTOMOBILE SERVICE STATIONS TO SPECIFY UNDER WHAT CONDITIONS THE SALE OF ALCOHOL MAY BE PERMITTED AS AN ACCESSORY USE

The purpose of Proposed Ordinance 690 is to reconsider the standards under which the sale of alcoholic beverages for off premises consumption may be approved as part of an automobile service station (gas station) use.

A full copy of Ordinance 690 is posted and available in the Bloomfield Township Clerk's Office, 4200 Telegraph Road, Bloomfield Hills, MI 48302 and on the subsequent pages of this file.

**MARTIN C. BROOK
BLOOMFIELD TOWNSHIP CLERK**

Posted: November 12, 2024

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COUNTY OF OAKLAND
CHARTER TOWNSHIP OF BLOOMFIELD

ORDINANCE NO. 690

**AN ORDINANCE TO AMEND THE ZONING
ORDINANCE, CODIFIED IN CHAPTER 42 OF THE
CHARTER TOWNSHIP OF BLOOMFIELD CODE OF
ORDINANCES, TO AMEND THE USE STANDARDS
FOR AUTOMOBILE SERVICE STATIONS TO
SPECIFY UNDER WHAT CONDITIONS THE SALE OF
ALCOHOL MAY BE PERMITTED AS AN
ACCESSORY USE**

THE CHARTER TOWNSHIP OF BLOOMFIELD ORDAINS:

Section 1

Article 4.0, Use Standards, Section 42-4.23, Automobile Service Stations, is hereby amended to read as follows.

Sec. 42-4.23 AUTOMOBILE SERVICE STATIONS

Such uses are subject to the following:

1. The service station may provide for the sale of fuels and lubricants and minor automotive related convenience products and accessories, such as windshield washer fluid, motor oil, wipers and window scrapers, and retail sales of non-automotive related products including:
 - A. Sundries such as gum, candy, cigarettes, newspapers, magazines and other individually packaged convenience items.
 - B. Basic convenience grocery items such as milk and bread.
 - C. Prepared food items that are not subject to licensing by the Michigan Department of Agriculture or the Oakland County Health Department, and
 - D. The sale of beer, wine, liquor and other beverages containing alcohol are specifically prohibited as part of the permitted principal use or as an accessory use, unless the appropriate license has

been issued by the Liquor Control Commission and all of the following standards are met:

- i. The site of payment and selection of alcoholic liquor is not less than five (5) ~~fifty (50)~~ feet from that point where motor vehicle fuel is dispensed.
 - ii. No drive-through operation is conducted within the same building as the sale of beer, wine, liquor or other beverages containing alcohol.
 - iii. The minimum building area where beer, wine, liquor or other beverages containing alcohol are sold is at least four thousand ~~(4,000)~~ two thousand (2,000) sq. ft. of gross square feet including one (1) parking space for every two ~~(200)~~ (300) three hundred sq. ft. of gross building floor area provided on-site.
 - iv. Frontage on a major thoroughfare exists for ingress and egress.
 - v. No commercial vehicle service operations take place for which customers would wait on the premises for service or repair to take place.
 - vi. The property is not adjacent to residential zoned property.
 - vii. The property has a minimum lot size of one (1.0) acre for a single user. The property is no closer than seven hundred and fifty (750) feet from any public or parochial elementary, intermediate and/or high school offering courses in general education. Such distance shall be measured following the shortest route of travel along a public thoroughfare, from the main entrance of said place of business to any entrance to the school.
 - viii. Either of the following conditions exist: (i) The applicant or licensee is located in a neighborhood shopping center composed of one (1) or more commercial establishment, or (ii) The applicant or licensee maintains a minimum inventory on the premises, excluding alcoholic liquor and motor vehicle fuel, of not less than two hundred fifty thousand (\$250,000) dollars at cost, of those goods and serves customarily marketed by approved types of business.
 - ix. The sale of 50 ml (1.67 oz.) mini alcohol bottles is prohibited.
2. No repair work may be done, other than incidental service, but not including steam cleaning or undercoating.
 3. The curb cuts for ingress and egress to a service station shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto.
 4. Entrances shall be no less than twenty five (25) feet from street intersections, measured from road right-of-way, or from adjacent residential districts.
 5. The minimum lot area shall be twenty two thousand five hundred (22,500)

square feet, and so arranged that ample space is available for motor vehicles which are required to wait.

Section 2. Repealer.

All ordinances or parts of ordinances in conflict with this ordinance are repealed only to the extent necessary to give this ordinance full force and effect.

Section 3. Severability.

If any section, clause or provision of this Ordinance shall be declared to be unconstitutional, void, illegal or ineffective by any Court of competent jurisdiction, such section, clause or provision declared to be unconstitutional, void or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force and effect.

Section 4. Savings

All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law when they were commenced.

Section 5. Effective Date.

The provisions of this Ordinance are hereby ordered to take effect immediately upon publication.

Section 6. Adoption.

This Ordinance is hereby declared to have been adopted by the Township Board of the Charter Township of Bloomfield at a meeting thereof duly called and held on the 11th day of November 2024, and ordered to be given publication in the manner prescribed by the Charter Township of Bloomfield.

CERTIFICATION

I hereby certify that the foregoing Ordinance was adopted by the Board of Trustees of the Charter Township of Bloomfield at a meeting held on November 11, 2024, and that the original of this Ordinance is on file in my office.

Martin Brook, Township Clerk

Introduced: September 23, 2024
Published: November 3, 2024
Adopted: November 11, 2024
Published: November 17, 2024
Effective: November 24, 2024