



To: City of Saugatuck, City Council

From: Grayson Moore, Director of Planning & Zoning

Meeting Date: April 8, 2026

RE: 118 Hoffman, Liquor License Request

City Commissioners,

Blue Star Partners, LLC, DBA Panoramic Beverage Company is requesting approval from the city to sell alcoholic beverages at 118 Hoffman St. (#57-300-105-00), located within the Water Street East (C-2) District. Applicants seeking approval to sell alcoholic beverages in a commercial zone district require a license from the city, but do not require a special land use.

The applicant has submitted the attached statement addressing their intended compliance with Chapter 90: Alcoholic Beverages. In the submitted statement, the applicant indicates that they wish to pursue joining the Social District if approved.

Section 90.47 outlines the following reasons that the request for a license shall be denied:

(1) For any reason which would prohibit the applicant from obtaining a license from the Michigan Liquor Control Commission.

(2) For a person who does not own or have an option to purchase the location for which a license is sought or does not have a lease therefor for the full period for which the license is issued.

(3) For a location where there exists an uncorrected violation of the applicable construction, building, electrical, mechanical, plumbing or fire codes, applicable zoning requirements, applicable public health regulations or any violation of any ordinance or other applicable law, rule, regulation, order or directive.

(4) For a location where it is determined by the City Council that the premises does not or will not reasonably soon after commencement of operations have adequate off-street parking, lighting, refuse disposal facilities, screening, fire safety, or noise or nuisance control.

(5) Where the City Council determines that the proposed location is inappropriate considering the zoning of the location; the desirability of establishing a location in developed, commercial areas, in preference to isolated, undeveloped areas; the attitude of adjacent residents and property owners; traffic safety; accessibility to the site from abutting roads; capability of abutting roads to accommodate the commercial activity; distance from public or private schools for minors; proximity of an inconsistent zoning classification; accessibility from primary roads or state highways; or based on a recommendation from the Planning Commission to deny the request.

(6) For any person, partnership or corporation in default of any financial or contractual obligation to the city, including, but not limited to, the payment of any administrative fee, civil or criminal fine, real or personal property tax, special assessment or any city administered utility fee or the breach of any contract, pledge or similar binding commitment to which the city is a party.

Based on review of the submitted materials and surrounding area, staff recommends the approval to sell alcoholic beverages at 118 Hoffman St. as requested by the Blue Star Partners LLC. The decision of whether a license should be issued shall be determined in the sole discretion of the City Council. A sample motion has been provided below.

Motion to approve Resolution 260408-A, local government approval for on-premises tasting room permit to be located at 118 Hoffman Street.

Respectfully submitted,



Director of Planning & Zoning

City of Saugatuck

Re: Blue Star Partners, LLC, DBA Panoramic Beverage Company

Micro Brewery and Tasting Room Application

Proposed Location: 118 Hoffman St., Saugatuck, MI 49453

Dear City of Saugatuck,

My name is David Rodriguez and I am the sole member of Blue Star Partners, LLC and we are applying for approval for a Micro Brewery License and Tasting Room Permit at the above location pursuant to Chapter 90 of the local ordinance requirements.

By way of background, I and my family have had home in Saugatuck since 1967 and I am a proud graduate of Saugatuck High School. I have previously and successfully completed several projects such as the one we are applying for in Madrid, Spain (two locations) as well as Pennsylvania and I am very familiar with the business of brewing beer and small batch spirits and wines.

I believe that we meet all of the requirements of Chapter 90 to be approved for the following reasons:

1. Every employee, as well as myself, will be server trained in the responsible selling of alcohol by a company approved by the Michigan Liquor Control Commission ("MLCC").
2. We will produce and serve only our own products, much of which will be produced at our MLCC approved manufacturing facility located at 6311 Just A Mere Rd., Unit 201, Saugatuck, MI. I should note that it is conveniently located next to my home on Hawthorne Ct.
3. This location will be a unique experience modeled after the two locations I operated in Madrid, Spain and use a tapas/small plates bar and food concept that I developed from my Spanish heritage and experienced in my time in Spain. We would like part of the social district as well.

4. Our hours of operation will be 1:00pm to Midnight Thursday to Saturday and 1:00pm to 10:00pm Sunday to Wednesday. We will most likely be closed either Tuesday or Wednesday. We will initially have approximately 4-5 employees to start but anticipate adding more as time goes on. Our initial investment in this project is currently around \$550,000. We would like to utilize the existing patio space to serve food and alcohol as well.
5. We believe that this will be a fun, new addition to the Saugatuck scene for not only visitors to the area, but the local population as well. We will be open year-round. But more importantly, the project will be of a nature that is a good fit to the existing nature and character of the proposed location as well as other future development of that area of the city. I have heard from community members and other followers of mine and I am excited about the support they have expressed to me.

For me, the most important thing in any kind of operation such as this is to ensure that we are responsible servers of alcohol to the public. Nothing is more important than the safety and well-being of our guests and the general public as a whole. I am confident that given my past experience in this business, my familiarity with Chapter 90 of the City Ordinances and the professional alcohol server training that my staff and I will receive prior to opening, that we will be a great addition to the City of Saugatuck as well as a good neighbor to the businesses and residents of the area.

Thank you for your time and consideration in this manner. If you need any more information or documentation from us, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Rodriguez", with a horizontal line extending to the right.

David Rodriguez, Member, Blue Star Partners, LLC



Michigan Department of Licensing and Regulatory Affairs

Liquor Control Commission (MLCC)

Toll Free: 866-813-0011 • www.michigan.gov/lcc

Business ID: _____

Request ID: _____

(For MLCC use only)

Local Government Approval For On-Premises Tasting Room Permit

(Authorized by MCL 436.1536)

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new On-Premises Tasting Room Permit application.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a _____ meeting of the _____ council/board
(regular or special) (name of township, city, village)
called to order by _____ on _____ at _____
(date) (time)
the following resolution was offered:
Moved by _____ and supported by _____
that the application from Blue Star Partners, LLC
(name of applicant - If a corporation or limited liability company, please state the company name)

for a NEW ON-PREMISES TASTING ROOM PERMIT

to be located at: 118 Hoffman St., Saugatuck, MI 49453

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)
approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the
council/board at a _____ meeting held on _____
(regular or special) (date) (name of township, city, village)

Print Name of Clerk

Signature of Clerk

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:

Michigan Liquor Control Commission

Mailing address: P.O. Box 30005, Lansing, MI 48909

Overnight deliveries: 2407 N. Grand River Avenue, Lansing, MI 48906

Fax to: 517-763-0059