



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
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Legislative File No: 2021-0384 V2

TO: Mayor and City Council Members

FROM: Sara Roediger, Director of Planning and Economic Development, ext. 2573

DATE: October 14, 2021

SUBJECT: Request for conditional use approval for Bitter Tom's Manufacturing to allow for on premises alcoholic beverage consumption as part of a tasting room that would be operated in conjunction with distilling of spirits at 2937 Waterview Dr., between Auburn Rd. and Adams Rd., west of Leach Rd.

REQUEST:

Approval of a conditional use to allow for on premises alcoholic beverage consumption at Bitter Tom's Manufacturing located at 2937 Waterview Dr., zoned REC-W Regional Employment Center - Workplace.

BACKGROUND:

The applicant has filed for a Conditional Use Permit to operate a tasting room in conjunction with distilling of spirits. Alcoholic beverage sales for on premises consumption, accessory to a permitted use, requires a Conditional Use permit in the REC-W district.

The applicant's provided letter gives some background information and provides details of their operation as follows:

- They currently occupy approximately 10,000 sq. ft. of office and warehouse space.
- The hours of operation for the tasting room will be 9:00 a.m. – 6:00 p.m. Friday and Saturday, including special events (as discussed at the Planning Commission meeting).
- They are licensed for the production of spirits as a Small Distiller for this location.
- The request will allow the business to provide tours of the facility while allowing customers to taste the spirits during and after the tour.

A letter from the landlord is also provided supporting the use at their location. The applicant has also provided a more detailed floor plan as requested by the Planning Commission, as well as a concept plan that includes photos and renderings. Any signage would be addressed separately by the Building Department.

The issuance of the conditional use permit is a discretionary decision by the City Council based on five general criteria contained in Sec. 138-2.302 of the Zoning Ordinance as follows, which are included in the resolution:

- 1) *Will promote the intent and purpose of this chapter.*

- 2) *Will be designed, constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use and the community as a whole.*
- 3) *Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, refuse disposal, or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service.*
- 4) *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.*
- 5) *Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*

The Planning Commission recommended approval of the conditional use with several findings and conditions as reflected in the attached resolution, at its September 21, 2021 meeting. Please refer to the attached Planning Commission minutes for further details.

RECOMMENDATION:

Finding that the proposed request to allow sales for on premises alcoholic beverage consumption meets the criteria of the Zoning Ordinance, the Planning Commission recommends that City Council approves the conditional use for Bitter Tom’s Manufacturing to allow on premises alcoholic beverage consumption, located at 2937 Waterview Dr., City File No. 21-023, subject to the findings and conditions noted in the attached resolution.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy City Clerk		

Contract Reviewed by City Attorney Yes N/A