



Rochester Hills

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Master

File Number: 2015-0307

File ID: 2015-0307

Type: Permit

Status: To Council

Version: 2

Reference: 15-010

Controlling Body: City Council
Regular Meeting

File Created Date : 07/15/2015

File Name: Wild Bill's Tobacco CU

Final Action:

Title label: Request for Conditional Use Approval - Wild Bill's Tobacco, to provide alcoholic beverage sales for on-site consumption at its location in the Rochester Hills Plaza, located on the north side of Walton, east of Rochdale, Zoned B-3, Shopping Center Business; Joe Qonja, on behalf of Smoker's Outlet of Rochester Hills, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 081015 Agenda Summary.pdf, Staff Report
072115.pdf, Map Aerial.pdf, Applicant Info.pdf,
Minutes PC 072115.pdf, Minutes PC 042115.pdf, PC
Public Hearing Notice.pdf, Resolution (Draft).pdf

Enactment Number:

Contact: PLA 656-4660

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	07/21/2015	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2015-0307

Title

Request for Conditional Use Approval - Wild Bill's Tobacco, to provide alcoholic beverage sales for on-site consumption at its location in the Rochester Hills Plaza, located on the north side of Walton, east of Rochdale, Zoned B-3, Shopping Center Business; Joe Qonja, on behalf of Smoker's Outlet of Rochester Hills, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves a Conditional Use for Wild Bill's Tobacco, City File No. 15-010, to provide alcoholic beverage sales for on-site consumption at the Rochester Hills Plaza, located on the north side of Walton, east of Rochdale, Zoned B-3, Shopping Center Business, part of Parcel No. 15-09-476-033, Joe Qonja, on behalf of Smoker's Outlet of Rochester Hills, Applicant, based on documents dated received by the Planning and Economic Development Department on June 19, 2015 with the following findings:

Findings:

1. The expanded use will promote the intent and purpose of the Zoning Ordinance.
2. The proposed building has been designed and is proposed to be constructed, operated, maintained and managed so as to be compatible, harmonious and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land and the capacity of public services and facilities affected by the use.
3. The proposal should have a positive impact on the community as a whole and the surrounding area by further offering jobs and another entertainment option.
4. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways and refuse disposal.
5. The proposed development should not be detrimental, hazardous or disturbing to existing or future neighboring land uses, persons, property or the public welfare.
6. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.