



# Rochester Hills

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## Master

**File Number: 2023-0426**

**File ID:** 2023-0426

**Type:** Project

**Status:** To Council

**Version:** 2

**Reference:** 2023-0426

**Controlling Body:** Planning Commission

**File Created Date :** 09/01/2023

**File Name:** TRP Whitewater car wash

**Final Action:**

**Title label:** Request for Conditional Use Approval to allow alcoholic beverage sales for onsite consumption at the proposed Brunch Bar restaurant, 90 E. Tienken Rd., located on the south side of Tienken and east of Rochester Rd., Thomas Christoff, TCA Group LLC, Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 100923 Agenda Summary.pdf, Draft PC Minutes 091923.pdf, Staff Report 09062023.pdf, Cover Letter.pdf, Business Plan.pdf, Floor Plan.pdf, Site Plan.pdf, Development Application.pdf, Proof Of Ownership.pdf, Public Hearing Notice.pdf

**Enactment Number:**

**Contact:**

**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	09/19/2023	Recommended for Approval	City Council Regular Meeting			Pass

### Text of Legislative File 2023-0426

**Title**

Request for Conditional Use Approval to allow alcoholic beverage sales for onsite consumption at the proposed Brunch Bar restaurant, 90 E. Tienken Rd., located on the south side of Tienken and east of Rochester Rd., Thomas Christoff, TCA Group LLC, Applicant

**Body**

**Resolved,** that the Rochester Hills City Council hereby approves the Conditional Use to allow sales for on premises alcoholic beverage consumption at Brunch Bar restaurant, 90 E. Tienken Rd., located on the south side of Tienken and east of Rochester Rd., with the following findings and conditions:

**Findings**

1. The proposed use will promote the intent and purpose of the Zoning Ordinance.

2. The existing building and proposed conditional use have been designed and is proposed to be 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 proposed restaurant use should have a positive impact on the community as a whole and the surrounding area by providing additional eating and gathering opportunities within the Neighborhood Business District and Citywalk Development.
4. The existing building and proposed use 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 existing building and proposed use 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.

**Conditions**

1. Alcohol will not be served before 8:00 a.m.