



# Rochester Hills

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## Master

**File Number: 2022-0424**

**File ID:** 2022-0424

**Type:** Project

**Status:** To Council

**Version:** 4

**Reference:** 2022-0424

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 09/14/2022

**File Name:** City Council directed rezoning discussion Cloverport

**Final Action:**

**Title label:** Request for Conditional Use Approval to allow alcoholic beverage sales for on-premises consumption for Modern Craft Winery to take place within A/R Workshop, 882 S. Rochester Road, located north of Avon Road, zoned B-2 General Business District with an FB Flexible Business Overlay, Thomas Nixon, Modern Craft Winery LLC, Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 052223 Agenda Summary.pdf, Staff Report 041823.pdf, Staff Report 121322 (Postponement).pdf, Applicant Request to Postpone 120522.pdf, Staff Report 111522 (Postponement).pdf, Applicant Letter 090722.pdf, Floor Plan.pdf, Survey & Lease Agreement.pdf, Minutes PC 041823 (Excerpt).pdf, Minutes PC 121322.pdf, Minutes PC 111522.pdf, Public Hearing Notice 111522.pdf, Public Hearing Notice 041823.pdf

**Enactment Number:**

**Contact:**

**Hearing Date:**

**Drafter:**

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	11/15/2022	Postponed				Pass
1	Planning Commission	12/13/2022	Postponed				Pass
3	Planning Commission	04/18/2023	Recommended for Approval	City Council Regular Meeting			Pass

### Text of Legislative File 2022-0424

title

Request for Conditional Use Approval to allow alcoholic beverage sales for on-premises consumption for Modern Craft Winery to take place within A/R Workshop, 882 S. Rochester Rd.,

located north of Avon Rd., zoned B-2 General Business District with an FB Flexible Business Overlay, Thomas Nixon, Modern Craft Winery LLC, Applicant

body

**Resolved**, that the Rochester Hills City Council hereby approves the Conditional Use to allow sales for on-premises alcoholic beverage consumption associated with and ancillary to a crafting use at Modern Craft Winery located at 882 S. Rochester Rd. with the following findings:

**Findings**

1. The proposed use will promote the intent and purpose of the Zoning Ordinance.
2. The use within the larger shopping center is proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate 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 a unique experience for residents.
4. The 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 proposed use should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare as the surrounding existing and proposed land uses are all of a commercial and industrial nature.
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.