



CITY OF ROCHESTER HILLS LIQUOR LICENSE APPLICATION

The Rochester Hills City Council will consider whether an applicant's proposal for a liquor license is reasonable when measured against the information contained within this completed application. Please answer each question thoroughly. Failure to provide all required information or attachments could result in a delay or denial of a liquor license.

City Council reserves the right to exercise reasonable discretion to determine who, if anyone, shall be entitled to the issuance of a license. As a general matter of policy, applicants for a license will need to demonstrate an identifiable benefit to the City and its inhabitants resulting from the granting of the license.

Type of license applying for (check all those that apply):

<input type="checkbox"/>	New Class C License	<input type="checkbox"/>	Resort (transfer)
<input checked="" type="checkbox"/>	Class C License (transfer)	<input type="checkbox"/>	Tavern (transfer)
<input type="checkbox"/>	Microbrewery/Distiller	<input type="checkbox"/>	Other: _____

GENERAL INFORMATION:

Applicant's Name: LTF Club Operations Company, Inc. Date: _____

Business Name: Life Time Fitness

Address: 2902 Corporate Place, Chanhassen, MN 55317

Phone: (952) 290-7870 Email: Licensing@LT.Life

Are you the sole owner and proprietor? Yes No

Is the business to be operated as a partnership, company, corporation, or limited liability company?

Length of time business has been in operation: Since 08/24/2005

List any other businesses you are affiliated with in and outside of the City of Rochester Hills:

n/a

SUBJECT PROPERTY:

Location of Proposed License: 200 W Avon Rd, Rochester Hills, MI 48307

Does applicant presently own the premises? Yes No

If no, name of owner of premises: Terraza 17, LLC c/o Realty Income Corp.

Legal description of property: Attached

APPLICANT INFORMATION:

Applicant's Name: LTF Club Operations Company, Inc. Phone No.: 952-229-7500

Address: 2902 Corporate Place City: Chanhassen ST: MN

Age: _____ Citizenship: _____ Date of Birth: _____

Birthplace: (City/ST): _____

If naturalized, year and place: _____

If the applicant is a partnership, company, corporation or limited liability company, give the names, addresses and dates of birth of all persons who will have any financial investment in the licensed business or who will share in the profits of the licensed business:

If a partnership, please complete the following:

Partner's Name: _____ Phone No.: _____

Address: _____ City: _____ ST: _____

Age: _____ Citizenship: _____ Date of Birth: _____

Birthplace: (City/ST): _____

If naturalized, year and place: _____

Manager's Name: Steven John Cullen Phone No.: (248) 971-3527

Address: 1810 Brentwood Dr City: Troy ST: MI

Age: 39 Citizenship: Yes Date of Birth: 07/02/1984

Birthplace: (City/ST): Royal Oak, MI

If naturalized, year and place: _____

If a corporation, provide the names, addresses and date of birth of each of the officers and directors:

NAME	ADDRESS	DATE OF BIRTH
Steve Kerzman	17480 Vergus Ave., Jordan, MN 55352-9448	11/08/1956
Erik Lindseth	4641 Vincent Ave S, Minneapolis, MN 55410	09/07/1965
Stuart McFarland	4600 Xene Lane N, Plymouth, MN 55446	09/12/1977
Eric Jon Buss	4817 Upton Ave S, Minneapolis, MN 55410	09/26/1966

Has applicant (or any other individuals listed above) ever been convicted of a felony?

Yes No

If convicted of felony, please explain: _____

ADDITIONAL INFORMATION REQUIRED: (Please provide the following)

Evidence of financial responsibility (submit detailed financial statements for past 5 years).

Floor plan, including seating and bar layout and total occupant capacity.

Menu (food and drink). Provide the percentage of gross revenue from the sale of food. % gross rev Q1 103%; Q2 105.6%; Q3 114%; Q4 106.6%

Authorization to Obtain Information & Release for Purposes of Licensure (form included in application packet)

Has the applicant ever applied for a liquor license previously? Yes No

Has this applicant ever been denied a liquor license? Yes No [denied by City, did not have Planning Comm approval]

Have there been any recent liquor licenses at this location? Yes No

Was a liquor license ever suspended or revoked? Yes No If yes, explain the circumstances:

Describe the proposed character/type/theme of establishment: Luxury Athletic Country Club

What proposed or actual commitments are being made by the applicant to establish permanency in the community?

Life Time Fitness has been an active business contributing to the community since 2002

What other factors should the Rochester Hills City Council consider?

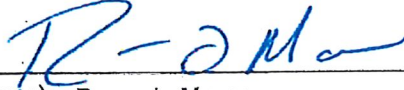
See attached Letter of Intent

SIGNATURES:

By signing this application, the property owner is granting approval for the applicant to seek a liquor license at this location. By signing this application, the applicant and contact person are indicating that all information contained in this application, all accompanying plans and all attachments are complete and accurate to the best of his or her knowledge. **This application is not valid unless signed by the property owner.** A review fee is required at the time of application in accordance with the fee schedule as adopted by the City Council.

Signature(s) of Property Owner: See attached Letter of Authorizations
(Name) (Date)

Signature of Applicant:  2/6/24
(Name) Steve Kerzman, President/ CEO/CFO (Date)

Signature of Contact Person:  2-12-2024
(Name) Renee L. Maass (Date)

APPLICATION FEE:

\$1,000.00 made payable to the *City of Rochester Hills*

NOTE:

Applicant must meet with the Liquor License Technical Review Committee prior to appearing before City Council.

In addition to completing the Liquor License application, any new establishment serving alcoholic beverages will also need to complete the Planning Department's Development Application to apply for a Conditional Land Use (as indicated in Section 138-4.300 of the City's Zoning Ordinance).

VIA E-MAIL: AERICKSON@LIFETIMEFITNESS.COM

January 17, 2024

Healthy Way of Life I LLC
Attn: Andrea Erickson
2902 Corporate Place
Chanhassen, MN 55317.

Re: **Life Time Athletic**
200 West Avon Road, Rochester Hills, MI 48307 ("Premises")
Our File # 5026

Master Lease Agreement dated June 10, 2015 by and between Terraza 17, LLC ("**Landlord**") and Healthy Way of Life I LLC ("**Tenant**") (if and as amended or assigned, the "**Lease**")

Tenant Execution of Project Document

Dear Andrea:

We understand that Tenant plans to apply for liquor licensing on or about the Premises, all as more particularly set forth in that certain e-mail dated November 14, 2023 (the "**Project**"). Tenant has requested that Landlord authorize Tenant to execute a certain document in connection with the Project.

Landlord authorizes Tenant to execute that certain permit application, site plan application, or other document related to the Project (the "**Project Document**"), a copy of which is attached to this letter as Exhibit A, subject to the following:

1. Without limiting any indemnification by Tenant of Landlord under the Lease, Tenant shall indemnify, defend, and hold harmless Landlord from and against any and all suits, claims, actions, damages, liabilities, costs and/or expenses relating to, arising from or in connection with the Project Document.
2. Tenant acknowledges and agrees that (i) in no event shall Tenant's execution of the Project Document diminish, amend, or waive any of the duties, liabilities and obligations of Tenant under the Lease; (ii) this letter is intended to document the additional agreements of Landlord and Tenant regarding Tenant's execution of the Project Document on behalf of Landlord, and Landlord's conditions for authorizing Tenant's the execution of the Project Document and is not intended to constitute an amendment to or modification of the Lease; and (iii) this letter supplements, and does not supersede or replace, any other letter or authorization issued by Landlord to Tenant.

Nothing in this letter authorizes Tenant to enter into any easement or other encumbrance of the Premises.

Tenant accepts, acknowledges and agrees to the conditions and limitations set forth in this letter by causing its duly authorized representative to execute this letter below on behalf of Tenant.

January 17, 2024
Attn: Property Management
Life Time Athletic
Page 2 of 4

If you have any questions regarding this approval, please contact me at your earliest convenience. I would be happy to discuss any questions or concerns that you might have.

Sincerely,

REALTY INCOME CORPORATION, on behalf of
Terraza 17, LLC



Michael Tran
Property Manager

cc: Kerri Baso

[Remainder of page intentionally blank. Tenant signature page follows.]



2902 Corporate Place
Chanhassen, MN 55317
952.947.0000

February 6, 2024

City of Rochester Hills
Department of Planning and Economic Development
1000 Rochester Hills Dr.
Rochester Hills, MI 48309

RE: LTF Club Operations Company, Inc. d/b/a Life Time Fitness
Request for Class C Liquor License and Conditional Land Use Approval

Members of the Planning and Economic Development Team:

LTF Club Operations Company, Inc. b/d/a Life Time Fitness ("LifeTime") is a wholly owned subsidiary of Life Time, Inc., a Minnesota corporation. LifeTime currently operates a world class health and fitness club located at 200 West Avon Road in the city of Rochester Hills. As part of its offerings, LifeTime's facility includes a café, an outdoor pool and bistro, tennis facilities, and many state-of-the-art fitness and nutritional offerings.

Life Time continues in its pursuit to offer its members and guests an unparalleled experience and to provide a social country club atmosphere. Life Time is currently in the process of transferring a Class C Liquor License from Whole Foods Market Group, Inc. and submits this letter in support of the Development Application for a conditional use request, for zoning ordinance requirements of conditional use, approval for alcohol sales for on-site consumption per Section 138-4.100 and Section 138-2.300 and Class C Liquor License for the above referenced Life Time, in the City of Rochester Hills, Michigan.

To provide its members with a social country club atmosphere, LifeTime requests the ability for on premise sales and consumption of alcohol. LifeTime continues to envision the selling of alcohol from various points on the club property, including the indoor café, outdoor bistro, and tennis viewing area. Because LifeTime hosts many different fitness/social events for its members, it is LifeTime's desire to have the ability to consume alcohol on the entire premises with specific exclusion of the child care area.

LifeTime currently owns and operates over 200 state-of-the-art health and fitness facilities within the United State and Canada and has procured over Sixty (60) on premise consumption licenses, with many more in process. LifeTime has the reputation, as well as both the operational and financial resources, to dutifully carry out the legal and ethical obligations of holding a Michigan Class C Liquor License. Furthermore, the issuance of the license will not impact local traffic or greatly affect the non-alcohol drinking member and guest experience.



City of Rochester Hills
Department of Planning and Economic Development
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Please direct any questions or inquiries for further information to:

Email: licensing@LT.Life

Life Time, Inc.
Attn: Licensing
2902 Corporate Place
Chanhassen, MN 55317

Thank you for your thoughtful consideration of the above request. LifeTime looks forward to continuing to partner with and remain a vital part of the Rochester Hills community.

Sincerely,

Renee Maass

Renee Maass
Licensing Specialist
Life Time, Inc.
licensing@LT.Life
952.229.7870

Breakfast

Crisp Bacon & Egg Sandwich \$7.99

740 cal

Cage-free eggs, nitrate-free bacon, Swiss cheese & red pepper mayo on toasted ciabatta

29g Protein | 55g Carb

42g Fat | 2g Fiber

Southwest Breakfast Burrito \$7.99

720 cal

Cage-free eggs, brown rice, black beans, roasted vegetables, cheddar, pico de gallo, cilantro & green onion in a whole wheat tortilla

33g Protein | 78g Carb

34g Fat | 12g Fiber

Frittata of the Day

Chef's choice made with cage-free eggs

AVO Toast

Single/Double

\$5.99/\$7.99

210 cal

Multigrain toast with avocado, black & white sesame seed, crushed red pepper flakes & extra-virgin olive oil

7g Protein | 21g Carb

11g Fat | 5g Fiber

Mocha Madness Shake \$9.99

370 cal

Organic 2% milk, Organic Mocha Java & vanilla whey protein

34g Protein | 37g Carb

10g Fat | 1g Fiber

Almond Butter Shake \$9.99

430 cal

Almond milk, banana, almond butter, cinnamon, chia seeds & chocolate whey protein.

27g Protein | 30g Carb

25g Fat | 8g Fiber

Vegan PB & B Shake \$9.99

380 cal

Almond milk, peanut butter, banana, chocolate vegan protein & café mocha Life Greens™

20g Protein | 27g Carb

23g Fat | 7g Fiber

Very Berry Blast Smoothie \$9.99

350 cal

Orange juice, organic blueberries, strawberries & raspberries, vanilla whey protein

27g Protein | 55g Carb

3g Fat | 4g Fiber

Strawberry Sunrise Smoothie \$9.99

380 cal

Orange juice, organic strawberries, banana, & vanilla whey protein

27g Protein | 65g Carb

3g Fat | 4g Fiber

Entrees

Life Café® Burger \$12.99

560–600 cal

Choice of grass-fed beef burger (600 cal) or turkey burger (560 cal) with romaine, tomato & house-made red pepper mayo on a brioche bun

Add Cheese \$1 cal 90

Beef (600 Cal)

29g Protein | 56g Carb

29g Fat | 3g Fiber

DF

Turkey (560 Cal)

40g Protein | 58g Carb

22g Fat | 3g Fiber

California Chicken Sandwich \$12.99

810 cal

Chicken, Swiss cheese, roasted red pepper, romaine, avocado & tomato with house made black pepper mayo on toasted ciabatta

37g Protein | 66g Carb

46g Fat | 7g Fiber

Entrees

Turkey Avocado Sandwich \$12.99

690 cal

Turkey, romaine, avocado & tomato with house made black pepper mayo on toasted ciabatta

33g Protein | 60g Carb

36g Fat | 6g Fiber

Cheese Pizza \$11.99

680 cal

Naan bread topped with marinara and three cheese blend

30g Protein | 70g Carb

32g Fat | 4g Fiber

Chipotle Chicken Quesadilla \$12.99

800 cal

Chicken, three cheese blend, pico de gallo, green onion, & house made chipotle ranch in a wheat tortilla & pico de gallo & cilantro crema (120 cal) on the side

46g Protein | 64g Carb

42g Fat | 8g Fiber

Bowls

Southwest Bowl \$12.99

370–490 cal

Choice of chicken (370 cal) or grass-fed beef (490 cal) with brown rice, black beans, roasted vegetables, romaine, cilantro crema & pico de gallo

Chicken

27g Protein | 30g Carb

17g Fat | 7g Fiber

Beef

26g Protein | 27g Carb

32g Fat | 7g Fiber

Chicken Gyro Bowl \$12.99

430 cal

Chicken, kale, brown rice, chickpeas, red onion, cucumber, tomato & feta, served with naan bread & tzatziki (190 cal)

35g Protein | 50g Carb

15g Fat | 5g Fiber

LT Bowl \$12.99

470 cal

Chicken, brown rice, roasted red peppers, garlic seasoned broccoli with harissa

32g Protein | 46g Carb

19g Fat | 10g Fiber

Salads

Cobb Salad \$12.99

370 cal

Romaine, spinach, chicken, hard-boiled egg, nitrate-free bacon, blue cheese, avocado, grape tomatoes & shredded cheddar cheese

30g Protein | 7g Carb

24g Fat | 4g Fiber

Mediterranean Salad \$12.99

300 cal

Romaine, spinach, chicken, turkey, nitrate-free bacon, grape tomatoes, cucumber & Kalamata olives

21g Protein | 5g Carb

4g Fat | 4g Fiber

Life Café[®] Salad \$12.99

290 cal

Romaine, spinach, raisins, walnuts & blue cheese

8g Protein | 24g Carb

15g Fat | 4g Fiber

Kids

Fiesta Bowl \$7.99

270 cal

Brown rice, black beans, tomato & avocado

14g Protein | 42g Carb

9g Fat | 15g Fiber

Cheese Pizza \$7.99

360 cal

15g Protein | 41g Carb

16g Fat | 3g Fiber

Chicken Tenders \$7.99

360 cal

30g Protein | 27g Carb

14g Fat | 2g Fiber

Mac N Cheese \$7.99

300 cal

10g Protein | 44g Carb

9g Fat | 2g Fiber

12 & under. Served with banana (100 cal), kids chips (110–210 cal) & juice (40–70 cal); substitute organic milk for \$1 (70–120 cal)

2024 Alcohol – Standard

Seltzers:

- Truly Strawberry Lemonade
- Truly Wild Berry

Beers:

- Dogfish Head Slightly Mighty Session IPA
- Dogfish Head Sea Quench Ale Session Sour
- Dogfish Head Citrus Squall
- Deschutt's Fresh Squeezed
- Corona
- Coors Light
- Blue Moon
- Non-Alcoholic:
 - Best Day Brewing – Kolsch
 - Best Day Brewing – West Coast

Ciders:

- Angry Orchard Hard Cider
- Angry Orchard Peach Mango

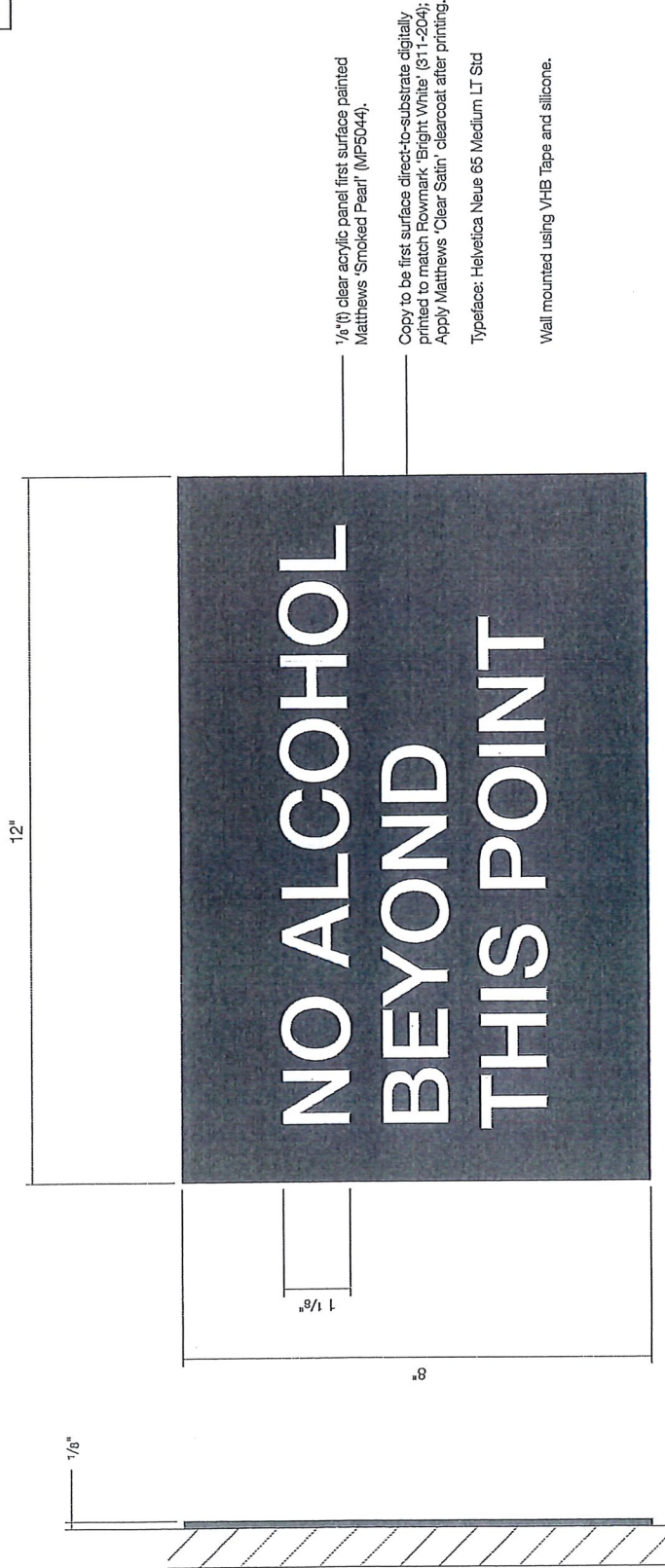
Wines:

- Whitehaven Chardonnay
- Giesen Sauvignon Blanc
- Giesen Zero – Dealcoholized***
- Mark West Pinot Noir
- Louis Martini Cabernet
- Ecco Domani Pinot Grigio
- Rose – Prophecy Rose Vin de France

Sparkling:

- La Marca – Prosecco: 750ml or 187ml***Preferred 187ml

▲	Reference
■	Informative
○	Preparation
◇	Location / Call
☆	Notes



1/8" (t) clear acrylic panel first surface painted Matthews 'Smoked Pear' (MF5044).

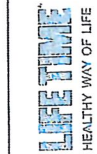
Copy to be first surface direct-to-substrate digitally printed to match Rowmark 'Bright White' (811-204); Apply Matthews 'Clear Satin' clearcoat after printing.

Typefaces: Helvetica Neue 65 Medium LT Std

Wall mounted using VHB Tape and silicone.

Side View

Layout View
scale 1/2" : 1"



202001
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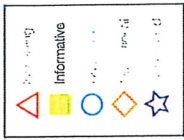
2.gen18
 no alcohol beyond this point ID

Project:
 *Location _____
 *Address _____

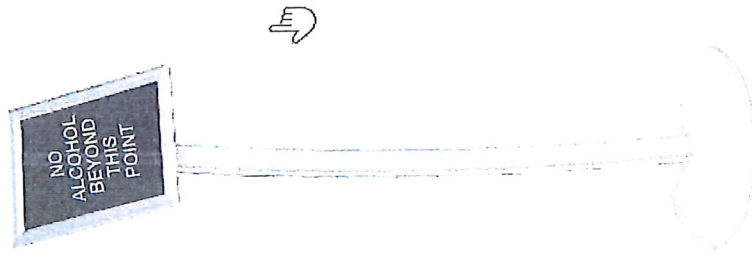
DESIGN STATUS: APPROVED REVIEW/RESUBMIT

DATE _____
 SIGN _____

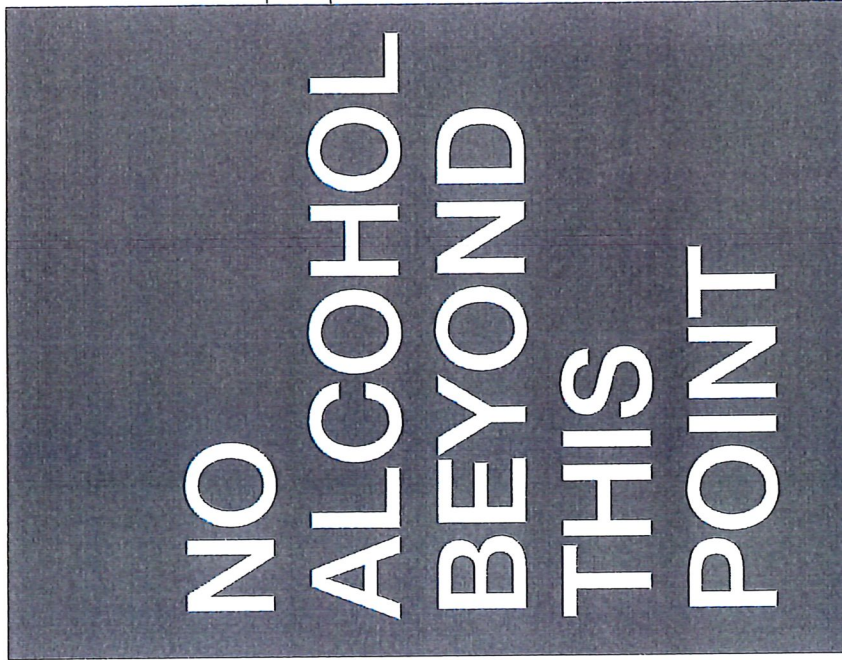
These drawings remain confidential proprietary rights of Lifetime Fitness & all drawings, specifications, drawings, or other documents are submitted for review and approval for the purpose of the project. No part of these drawings shall be copied, reproduced, or used in any way without the written consent of Lifetime Fitness & for any other project not related to this project.



Pedestal Sign Holder - 8 1/2" x 11", Silver



Frame edges flip open for quick changes.
 Easily rotates from portrait to landscape position.
 Non-glare plastic cover protects signs and posters.



Digitally Printed Decal to match color:
 Matthews MFS6334 'Choco Bronze Metallic'.

Copy to be first surface digitally printed to match
 Matthews MFC6013 'Bewitching'.

Typeface: Helvetica Neue 65 Medium LT Std

Decal should be placed inside of Pedestal
 Frame.

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DESIGN STATUS: APPROVED REVIEW REQUIRED
 DATE: _____
 BY: _____

Project:
 *Club _____
 *Address _____

2.gen18
 no alcohol beyond this point ID





SAMPLE PHOTOS
(Not Submitted Location)

