



# Rochester Hills

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## Master

**File Number: 2022-0419**

**File ID:** 2022-0419

**Type:** Administration

**Status:** To Council

**Version:** 2

**Reference:** 2022-0419

**Controlling Body:** City Council  
Regular Meeting

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

**File Name:** Oceania Inn conditional use

**Final Action:**

**Title label:** Request for Conditional Use Approval - to allow alcoholic beverage sales for on-premises consumption at Oceania Inn, 37 S. Livernois Rd., located southeast of Livernois and Walton, zoned B-3 Shopping Center Business District with FB Flex Business Overlay District, Wai Po Leung, Oceania Inn Inc., Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 101022 Agenda Summary.pdf, PC Draft Minutes 092022.pdf, Staff Report 091422.pdf, Floor plan.pdf, EIS.pdf, Applicant's letter.pdf, PHN.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	09/20/2022	Recommended for Approval	City Council Regular Meeting			Pass

### Text of Legislative File 2022-0419

**title**

Request for Conditional Use Approval - to allow alcoholic beverage sales for on-premises consumption at Oceania Inn, 37 S. Livernois Rd., located southeast of Livernois and Walton, zoned B-3 Shopping Center Business District with FB Flex Business Overlay District, Wai Po Leung, Oceania Inn Inc., Applicant

**Body**

**Resolved,** that the Rochester Hills City Council hereby approves the Conditional Use to allow sales for on premises alcoholic beverage consumption, located at 37 S. Livernois Rd. with the following findings:

**Findings**

1. The proposed use will promote the intent and purpose of the Zoning Ordinance.
2. The building has 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 proposal should have a positive impact on the community as a whole and the surrounding area by further offering jobs.
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.