



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

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Legislative File No: 2022-0424 V4

**TO:** Mayor and City Council Members

**FROM:** Sara Roediger, Planning and Economic Development Director, ext. 2573

**DATE:** May 8, 2023

**SUBJECT:** Request for conditional use approval for Modern Craft Winery within the existing A/R Workshop to allow for on premises alcoholic beverage consumption at 882 S. Rochester Road, located on the west side of Rochester Road, north of Avon Road.

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**REQUEST:**

Approval of a conditional use to allow for on premises alcoholic beverage consumption at Modern Craft Winery within the existing A/R Workshop, located at 882 S. Rochester Rd, zoned B-2 General Business District with an FB Flexible Business Overlay District.

**BACKGROUND:**

The applicant has filed for a Conditional Use Permit to serve and consume alcohol for Modern Craft Winery within the existing A/R Workshop. Modern Craft Winery is proposing to conduct wine tastings and have a retail presence within the existing A/R Workshop as an ancillary use to increase market presence and help enhance the existing crafting experience.

Alcoholic beverage sales for on premises consumption, accessory to a permitted use, requires a conditional use permit in the B-2 General Business District. The applicant is not seeking a quota license. The applicant is not requesting a quota license but rather will be pursuing a Michigan Wine Tasting room license as an extension to Modern Craft Winery, LLC's Small Winemaker license. This license allows Modern Craft Winery, LLC to distribute alcohol products that are manufactured at their production facility in Au Gres, MI to offsite premises at the proposed location for the purposes of tastings and retail sales.

The proposed tenant space is located within the current A/R Workshop along the west side of Rochester Road within the South Hill Plaza. The applicant has noted that no additional changes are planned to the exterior of the building; however, minor improvements to the interior of the space will be necessary. The applicant has indicated that the hours of operation would correspond with the hours of the existing A/R Workshop. The hours posted online for the Workshop vary depending on the day, however, the hours do not appear to extend past 9:00 p.m. at night or before 9:00 a.m. in the morning. Based on the site's location and surrounding land uses, the hours of operation should not be impactful to any neighboring properties.

Based on the application information provided, the applicant intends to employ up to two people under their license. There will not be a designated "seating capacity" specific to the Modern Craft Winery use, but rather the existing A/R Workshop patrons that are taking classes can taste and purchase wine as a part of their experience.

The issuance of the conditional use permit is a discretionary decision by the City Council based on five general criteria contained in Sec. 138-2.302 of the Zoning Ordinance as follows, which are included in the resolution:

- 1) *Will promote the intent and purpose of this chapter.*

- 2) *Will be designed, constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use and the community as a whole.*
- 3) *Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, refuse disposal, or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service.*
- 4) *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.*
- 5) *Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*

The Planning Commission recommended unanimous approval of the conditional use with several findings and conditions as reflected in the attached resolution, at its April 18, 2023 meeting. Please refer to the attached Planning Commission minutes for further details.

**RECOMMENDATION:**

Finding that the proposed request to allow sales for on premises alcoholic beverage consumption meets the criteria of the Zoning Ordinance, the Planning Commission recommends that City Council approves the conditional use for Modern Craft Winery within the A/R Workshop to allow on premises alcoholic beverage sales and consumption, located at 882 S. Rochester Road, File No. PCU2022-0007, subject to the findings and conditions noted in the attached resolution.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy City Clerk		

Contract Reviewed by City Attorney       Yes       N/A