

Joe Qonja
Wild Bill's Tobacco of Rochester Hills
1416 Walton Blvd Unit B
Rochester Hills, MI 48309
(248)977-7799 Cell
Rochester@wildbillstobacco.com

June 19, 2015

William Boswell, Chairman
Planning Commission
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Dear Commissioners,

I respectfully request a conditional use approval from the Planning Commission to expand my current business into the former Caribou space in the Rochester Hill's Plaza on Walton Blvd.

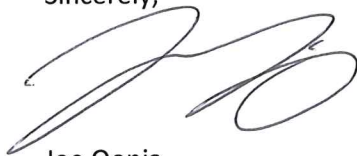
I understand that the Planning Commission looks at five points of criteria when considering a conditional use approval. The conditional use request for a Liquor License approval will lease a space in a shopping center that has had its challenges over the past few years. We are hopeful that this will have a synergistic effect on the center and help create more activity.

The existing shopping center will remain the same and there will be no structural changes to the façade of the proposed space or center. The space is currently being served adequately by all of the city services such as highways, streets, police and fire protection, drainage ways, or refuse disposal.

There will be no detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or public welfare. We are only expanding our business to add more seating. There will be no additional requirements at a public cost for public facilities and services that would be detrimental to the economic welfare of the community.

I trust I have addressed the 5 criteria to the Commission's satisfaction and I am always available to meet and discuss any issues that the residents or businesses may have to ease any concerns. Please call with any questions.

Sincerely,



Joe Qonja
Managing Partner
Wild Bill's Tobacco of Rochester Hills



June 19, 2015

To: City of Rochester Hills Planning Commission

Re: Letter of Support- Joe Qonja (Wild Bill's Tobacco of Rochester Hills)

Commissioners,

I have owned and managed the Rochester Hills Plaza for a number of years now, and Wild Bill's Tobacco, formerly Smokers Outlet, has been a good standing tenant the entire time. His operation is always clean and well stocked, and his plan to expand into the adjacent vacant unit is something that we fully support. We feel that there is a need for it in the market and the business will be a sustainable business with Joe and the Wild Bill's corporate team being involved.

Having a place where the residents of our community can meet a friend or business colleague to enjoy a cigar and a fine glass of scotch or bourbon will help give this shopping center a boost in occupancy and activity. In conclusion, we fully support his request for a conditional use permit to expand into the adjacent unit bringing a Liquor License to our shopping center which may have a synergistic effect in leasing and appeal for future prospective tenants that plan to come to the Oakland County market.

My office is always available to answer any questions that you have on this matter, please call me to discuss.

Sincerely,

A handwritten signature in black ink, appearing to be 'Laith Jonna', written over a set of horizontal lines.

Laith Jonna
Managing Member
Remy & Associates, LLC

Otto and Paula Rosenbusch
476 West Maryknoll
Rochester Hills, MI 48309

June 26, 2015

City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309

Re: Wild Bills Tobacco
Joe Qonja, Owner

Dear City of Rochester Hills,

Joe Qonja of Wild Bills Tobacco of Rochester Hills has asked us to write you a letter of recommendation concerning Joe and the way he runs his business.

We have been customers of Joe for many years and we have the highest of praise for his character. He runs his business very conscientiously, always requesting identification to assure complete compliance with the law. His family values are a definite asset to our community.

Joe provides the personalized attention and customer service you expect from a successful local business. All of our experiences during our six-years of being customers have been very positive, and he and his entire team have a history of being fair and friendly. They display the utmost respect for their customers and the community. He even contributes yearly to many charitable organizations within the community, most notably participating in the auction for "Leader Dogs for the Blind", for which we are so grateful.

We know of no reason why you should hesitate to approve any request put forth by Joe Qonja on behalf of Wild Bills Tobacco.

Sincerely,



Otto and Paula Rosenbusch

Michael J. Tahy
1735 Black Maple Dr.
Rochester Hills, MI 48309
(248)652-1044 Telephone

To: Rochester Hills-Planning Commission

Re: Letter of Support- Wild Bill's Tobacco & Joe Qonja

To whom it may concern:

I have had the privilege of being a resident of Rochester Hills for thirty five years. Since my retirement as General Motors executive, I have found myself spending a lot of time at Joe Qonja's establishment currently operating under the name of Wild Bill's Tobacco of Rochester Hills. Joe is an outstanding business man with a first class selection of inventory and service. He goes the extra mile to cater to his patrons.

He is a tremendous asset to our community. His place offers residents of our community to gather and discuss current events, sports, and the development of the community. I fully support his request to obtain a liquor license within the city limits. Should any of the planning commission members or city council have any questions regarding this letter or the integrity of Joe Qonja, please call the number above.

Sincerely,

A handwritten signature in black ink that reads "Michael J. Tahy". The signature is written in a cursive style with a large, prominent initial "M".

Michael J. Tahy

