



Rochester Hills

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Master

File Number: 2026-0277

File ID: 2026-0277

Type: Project

Status: To Council Liaison

Version: 2

Reference: 2026-0277

Controlling Body: City Council
Regular Meeting

File Created Date : 06/08/2026

File Name: Perk's Pub conditional use for alcohol sales

Final Action:

Title label: Request for Conditional Use Approval for alcoholic beverage sales for onsite consumption that is ancillary to an otherwise permissible use (pub/restaurant) for Perk's Pub, located at 3204 Walton Blvd. within the University Square shopping center, on the north side of Walton and west of Adams, zoned CB Community Business with the FB Flex Business Overlay; Leonard Perkaj, Perk's Pub, LLC, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 071326 Agenda Summary.pdf, Staff Report 060826.pdf, Letter.pdf, Floor Plan.pdf, Site Plan.pdf, Development Application.pdf, Environmental Impact Statement.pdf, Menu.pdf, Public Hearing Notice.pdf, Draft PC Minutes 061626.pdf

Enactment Number:

Contact:

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	06/16/2026	Recommended for Approval	City Council			Pass

Text of Legislative File 2026-0277

Title

Request for Conditional Use Approval for alcoholic beverage sales for onsite consumption that is ancillary to an otherwise permissible use (pub/restaurant) for Perk's Pub, located at 3204 Walton Blvd. within the University Square shopping center, on the north side of Walton and west of Adams, zoned CB Community Business with the FB Flex Business Overlay; Leonard Perkaj, Perk's Pub, 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 a restaurant use, for at Perk's Pub, located at 3204 Walton Blvd. within the University Square shopping center, based on documents received by the

Planning Department on September 18, 2025 with the following findings:

Findings

1. The proposed use will promote the intent and purpose of the Zoning Ordinance.
2. The existing building and proposed conditional use have 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 proposed restaurant use should have a positive impact on the community as a whole and the surrounding area by providing additional eating and gathering opportunities within this area of the City and the proposed operators of the business have extensive experience operating restaurant businesses within the City and surrounding communities.
4. The existing development and proposed use are 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 existing development and proposed use should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare. In addition, a use of this nature falls in line with the Community Business District.
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.

Conditions

1. If, in the determination of City staff, the intensity of the use changes or increases, in terms of traffic, noise, hours, lighting, odor, or other aspects that may cause adverse off-site impact, City staff may require and order the conditional use approval to be remanded to the Planning Commission and City Council as necessary for reexamination of the conditional use approval and conditions for possible revocation, modification or supplementation.