



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2026-0277 V2

TO: Mayor and City Council Members

FROM: Chris McLeod, Planning Manager, ext. 2572

DATE: June 25, 2026

SUBJECT: Request for conditional use approval for Perks Pub (Leonard Perkaj) to allow for on premises alcoholic beverage consumption within the tenant space located at 3204 Walton Blvd at University Square shopping center, on the north side of Walton Blvd. and west of Adams Road.

REQUEST:

Approval of a conditional use to allow for on premises alcoholic beverage consumption at Perks Pub (Leonard Perkaj), located at 3204 Walton Blvd. at University Square shopping center, on the north side of Walton Blvd. and west of Adams Road, zoned CB Community Business with the Flex Business Overlay District.

BACKGROUND:

The applicant has filed for a Conditional Use Permit to serve and consume alcohol for a new restaurant establishment, Perks Pub. The proposed location was formerly a restaurant, Burgrz, however, Burgrz did not serve alcohol. The menu provided shows that the Perks Pub will have traditional bar/restaurant food including appetizers, burgers, a variety of sandwiches and wraps, and salads along with some main entrée selections. The restaurant is intended to operate as a neighborhood restaurant/pub.

Alcoholic beverage sales for on premises consumption, accessory to a permitted use, requires a conditional use permit in the CB Community Business District. The applicant is not seeking a quota license. The applicant is scheduled to appear before the Liquor License Technical Review Committee on June 30, 2026.

The tenant space is the second tenant space from the eastern side of the building and is approximately 1,900 square feet in size. The floor plan provided includes seating for approximately 56 persons in a mix of tables, casual seating areas and bar seating. The applicant has clarified that there would be no outdoor seating at the proposed location.

The applicant (Leonard Perkaj) and his brother, Alfred Perkaj, will own and operate Perks Pub, LLC. The applicants also own and operate the Half Day Café, which is also located in the University Square shopping center. The Half Day Café has been in operation for approximately 11 years. Additionally, the applicants own the Bread and Yolk in Orion Township, which has been in operation for approximately 8 years.

The applicant has noted that the subject location is intended to be open from 11:00 a.m. to 10:00 p.m., Sunday through Thursday and 11:00 a.m. to 12 a.m. on Friday and Saturday. As a part of the applicant's EIS, the applicant has noted what the anticipated similar uses may be within that same area. Similar styled or competing establishments included Red Ox Tavern, Jagged Fork, and Kruse & Muer.

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 by a 7-0 vote in favor of approval of the conditional use with several findings and conditions as reflected in the attached resolution, at its June 16, 2026 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 Perks Pub, to allow on premises alcoholic beverage consumption, located at 3204 Walton Blvd., located within the University Square shopping center, on the north side of Walton Blvd. and west of Adams Rd., zoned CB Community Business District, 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