City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2026-0425 V2

TO: Mayor and City Council Members

FROM: Chris McLeod, Planning Manager, ext. 2572

DATE: October 29, 2026

SUBJECT: Request for conditional use approval for Ginza Ramen (Jun Hyup Yoon, NAON, LLC) to allow for on premises alcoholic beverage consumption as a part of an existing restaurant located at 6866 N. Rochester Road at the Papa Joe's shopping center, on the west side of N. Rochester Road, north of Tienken Road.

REQUEST:

The applicant has filed for a Conditional Use Permit to allow for alcoholic beverage sales for onsite alcoholic beverage consumption as a part of an existing restaurant located within the Papa Joe's Shopping Center, located on the west side of Rochester Road, north of Tienken Road. The property is zoned NB Neighborhood Business District with the FB Flex Business Overlay District and is also subject to an approved Planned Unit Development.

BACKGROUND:

The applicant has filed for a Conditional Use Permit to serve and consume alcohol for an existing restaurant establishment, Ginza Ramen. Alcohol offerings are proposed to include bottled Japanese beer brands, a small selection of sake offerings, and Korean soju.

Alcoholic beverage sales for on premises consumption, accessory to a permitted use, requires a conditional use permit in the NB Neighborhood Business District and is consistent with the requirements of the approved Planned Unit Development. The applicant is seeking a quota license. The applicant appeared before the Liquor License Technical Review Committee on October 28, 2026.

The existing tenant space is approximately 1,887 square feet and has an occupant load of 47 persons based on the Certificate of Occupancy that was granted in 2022. The applicant has indicated that there would be no outdoor seating at the proposed location.

The applicant has provided their menu to consider, showing the dishes offered by the Japanese fusion restaurant, as either sit down or carry out. It includes a variety of Katsu dishes, Korean style wings, Udon noodle and soba dishes, ramen dishes, Bento boxes and dessert options.

The applicant has further noted that the restaurant is open from 11:00 a.m. to 9:00 p.m., Monday through Saturday and 12:00 p.m. to 9:00 p.m. on Sunday.

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 9-0 vote in favor of approval of the conditional use with several findings and conditions as reflected in the attached resolution, at its October 20, 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 Ginza Ramen, to allow on premises alcoholic beverage consumption, located at 6866 N. Rochester Road, located within the Papa Joe's shopping center, on the west side of N. Rochester Road, north of Tienken Road, zoned NB Neighborhood Business District with the Flex Business Overlay District and further regulated by an approved Planned Unit Development, 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