NEW BUSINESS

2026-0425 Public Hearing and Request for Conditional Use Recommendation for alcoholic beverage sales for onsite consumption at Ginza Ramen, located at 6866 N. Rochester Rd., north of Tienken and west of Rochester Rd. within the Papa Joe's shopping center, zoned NB Neighborhood Business with the FB Flex Business Overlay, Parcel No. 15-03-477-035; NAON, LLC dba Ginza Ramen, Applicant

(Staff Report dated 10/6/26, Development Application, Environmental Impact Statement, Letter & Plans, Menu, Photos, Lease, and Public Hearing Notice had been placed on file and by reference became a part of the record hereof.)

Present for the applicant were Jack Park, Counsel for NAON L.L.C d/b/a Ginza Ramen, and Jun Yoon, owner.

Chairperson Hooper called the meeting back to order and introduced the new business item regarding a public hearing and request for a conditional use recommendation for alcoholic beverage sales for onsite consumption at Ginza Ramen. He invited the applicants to introduce themselves. Mr. Park introduced himself as the representative for Naom LLC, doing business as Ginza Ramen, alongside Mr. Yoon, the owner and operator of the business.

Mr. McLeod presented the staff report, explaining that Ginza Ramen is an existing restaurant located in the Papa Joe's shopping center that has been in operation since 2022, and the applicant is now seeking to add ancillary alcohol sales to their existing menu items. Mr. McLeod noted that while this is a quota license request, the Planning Commission is only tasked with reviewing the conditional use aspect of the application for property use, as the final quota license determination will ultimately lie with the Liquor Committee and the City Council.

Mr. McLeod stated that the site is zoned NB neighborhood business, includes a flex business overlay, and is regulated by a PUD application, all of which permit alcohol sales as an ancillary use to a restaurant. He described Ginza Ramen as a Japanese infusion restaurant serving traditional offerings such as ramen, house-prepared katsu, udon, and soba dishes. He emphasized that the application stresses the addition of alcohol is designed to provide a supplemental addition to the existing menu and will not change the overall character or style of the restaurant.

Mr. McLeod reviewed the proposed operations, stating the hours of operation are 11:00 a.m. to 9:00 p.m. Monday through Saturday and 12:00 p.m. to 9:00 p.m. on Sunday. He confirmed there is no proposed expansion to the tenant space and no outdoor service included in the request, noting the existing restaurant has a permitted occupancy of 47 persons. Mr. McLeod concluded by explaining that the Commission must find that the application meets the five conditional use standards, which ensure the conditional use will not be detrimental to the surrounding area or place an undue burden on public services within the shopping center. He then offered to answer any questions from the

Commission.

Chairperson Hooper opened the public hearing and, noting that no public comment cards had been submitted, immediately closed the public hearing and opened Commission deliberation.

Ms. Neubauer asked why applicants for liquor licenses are appearing before the Commission prior to going to the liquor license committee. Mr. McLeod explained that the conditional use process always begins first, followed by the liquor committee review, and ultimately both items go before the City Council for a simultaneous determination. Ms. Neubauer expressed her support for the restaurant choosing to operate in the City, though she noted that the City holds its quota licenses tightly. Ms. Neubauer made a motion to approve the conditional use request, which was supported by Ms. Brnabic.

During discussion on the motion, Mr. Hetrick asked where the bar would be located and whether full-service alcohol would be provided. Mr. Park clarified that there will be no changes to the floor area and no separate bar seating; instead, they intend to offer a limited selection of sake, soju, and Japanese bottled beer that is consistent with their food service. Mr. Hetrick also inquired about the typical clientele. Mr. Park noted the restaurant serves a diverse clientele and that they have received significant customer demand to serve alcohol.

Mr. Dettloff asked about the applicant's lease terms and backup plans if a quota license is not granted. Mr. Park confirmed the business has been at the location since January 2022, currently has another five years on their lease with options to extend, and would likely seek to purchase a liquor license in escrow if the quota license is rejected.

Chairperson Hooper summarized the motion to recommend to the City Council approval of the conditional use with the six pre-printed findings and two pre-printed conditions.

A motion was made by Neubauer, seconded by Brnabic, that this matter be Recommended for Approval to the City Council,. The motion carried by the following vote:

Aye 9 - Brnabic, Denstaedt, Hooper, Neubauer, Struzik, Weaver, Dettloff, Gallina and Hetrick