



SUMMARY OF MINUTES SPECIAL LAND USE HEARING CITY OF NOVI

February 11, 2026, 1:30 PM
Mayor's Conference Room | Novi Civic Center
45175 Ten Mile Road

Present: Charles Boulard, Director of Community Development; Aaron Staup, Construction Engineer; Jan Ziozios, Assessor; Alan Hall, Deputy Director of Community Development; Nina Schaffrath, Recording Secretary; Jaein Yu, Restaurant Manager; Ock Kyoung Kim, Restaurant Owner

Applicant: OCK Company LLC – K Bunsik

Hearing called to order at 1:30 P.M.

Correspondence Received: None

Public Participation:
None

1. PSLU26-0001 – 24267 Novi Road – Parcel Number: 50-22-22-400-026

The applicant, **OCK Company LLC (K Bunsik)** is requesting Special Land Use approval at **24267 Novi Road**, parcel number **50-22-22-400-026**. The applicant is requesting approval to use a portion of the parcel for service of alcoholic beverages in accordance with Section 4.89 of the Zoning Ordinance.

OCK Company (K-Bunsik) is asking for Special Land Use approval for the service of alcoholic beverages. Charles Boulard called the hearing to order at 1:30 P.M. There were 29 public hearing notice letters sent out on January 21, 2026, there was no return correspondence or public participation.

Charles Boulard asked the applicants about their hours, expected customer base, how employees will be trained and what expected balance between alcohol and food sales. Mr. Yu answered that their hours of operation are 11:30 AM – 9:00 PM everyday and they will be keeping that time frame. He stated that their restaurant is casual and they would like to keep it casual with no bars, live music and intend to keep the dining experience inside, with no outdoor seating. They will be serving beer and wine and do not intend to have a full bar. For training he stated that he and his wife, Ms. Kim, will both be ServSafe certified and have been doing internet research to make sure that they are following all rules and make their business the best it can be. He stated that they will have signage posted throughout the restaurant with the "legal to drink age" on them and he and Ms. Kim will be the only ones serving alcohol. They will be checking ID's for every patron who orders a drink. The applicant believes having a liquor license will give them the opportunity to grow their business and create a casual environment to bring the community into where they can enjoy their meal with a drink.

Jan Ziozios made a motion to recommend approval to City Council for the Special Land Use for a Liquor License at K Bunsik in accordance with section 4.89 – 4-A, 4-B, and 4-C of the City of Novi Zoning Ordinance. Aaron Staup stated that the Department of Public works has no objections and seconded the motion. The motion passed 3-0.

IN CASE NO. PSLU26-0001 Motion to recommend approval, because:

1. The proposed establishment will promote the City's economic development goals and objectives, and will be consistent with the City's master plan and zoning ordinance
2. Given the character, location , development trends and other aspects of the area in which the proposed use or change in use is requested, it is demonstrated that the use will provide a service, product, or function that is not presently available with in the City or that would be unique to the City or to an identifiable area within the City and that the addition of the use or proposed change in use will be an asset to the area.
3. The use or change in use as constructed and operated by the applicant is compatible with the area in which it will be located, and will not have any appreciable negative secondary effects on the area, such as:
 - a. Vehicular and pedestrian traffic, particularly during late night or early morning hours that might disturb the area residents.
 - b. Noise, odors, or lights that emanate beyond the site's boundaries onto property in the area on which there are residential dwellings.
 - c. Excessive number of persons gathering outside the establishment.
 - d. Peak hours of use that add to congestion or other negative effects in the neighborhood.
 - e. Fighting, brawling, outside urination or other behavior that can accompany intoxication.

Motion approved 3-0 Voice Vote.

Meeting was adjourned at 1:38 P.M.