

MEMORANDUM



TO: Melissa Morris, Deputy City Clerk
FROM: Charles Boulard, Director of Community Development *CB*
SUBJECT: YORI SUSHI
DATE: 03/15/24

The property located at **30650 BECK RD** has received a Special Inspection permit (**PSI24-0019**) for the purpose of:

- ☐ Auctions
- ☒ Liquor license
- ☐ Arcade license
- ☐ Massage license
- ☐ Outdoor gathering
- ☐ Outdoor seating
- ☐ Other: _____

The Community Development Department has the following recommendation:

- ☒ Approved
- ☐ Approved with conditions (listed below)
- ☐ Not approved

Conditions:

If you have any questions, do not hesitate to contact me at (248) 347-0423.

Thank you!



MINUTES
SPECIAL LAND USE HEARING
CITY OF NOVI
March 1, 2024 10:00 AM
Mayor's Conference Room | Novi Civic Center
45175 Ten Mile Road

Present: Charles Boulard, Director of Community Development; Jeff Herczeg, Director of Public Works; Jan Ziozios, Deputy Assessor; Nina Schaffrath, Recording Secretary; Haejin Ju, Yori Sushi; Sharron Ann, English Interpreter

Applicant: Yori Sushi

Hearing called to order at 10:00 A.M.

Correspondence Received: None

Public Participation:
None

1. PSLU24-0003- 30650 Beck Road – Parcel Number: 50-22-04-100-032

The applicant **Yori Sushi** is requesting Special Land Use approval at **30650 Beck Road** parcel number **50-22-04-100-032**. 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.

Yori Sushi is asking for a Special Land Use approval for the service of alcoholic beverages. The representative for Yori Sushi, Haejin Ju – through her interpreter, Sharron, states that Yori Sushi would like to add the sale of alcohol to their restaurant to try and bring in more people to build a stronger customer base. She states that there will not be immediate change in hours of operation, however, if needed they may expand their weekend hours from closing at 9:30 p.m. to closing at 10:00 p.m. Ms. Ziozios asked what kind of alcohol they would be serving, Ms. Ju states that they would be serving Sake, Suju (in various flavors) and beer. Ms. Ju states that the service of alcohol would just be an extra added on service, but a full bar will not be available. Mr. Herczeg asked if they expected an increase in traffic in the area, Ms. Ju responded no, she doesn't expect there will be an increase in traffic, that the area is already a high traffic area. Mr. Boulard asked if there would be any training within the staff. Ms. Ju responded that yes, all staff would go through individual and group training on the service of alcohol as well as Serv Safe training. Ms. Ju also states that there will be one person in charge of all the alcohol stock to make sure it is handled responsibly. Mr. Herczeg says DPW has no objection to Yori Sushi serving alcohol and made a motion to approve the Special Land Use for a liquor license for Yori Sushi in accordance with section 4.89 - 4-A, 4-B, and 4-C of the City of Novi Zoning Ordinance. Ms. Ziozios agrees and states that the Assessing Department has no objections and seconds the motion. The motion passed 3-0.

IN CASE NO. PSLU24-0003 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 10:20 a.m.

A public hearing was held on March 1, 2024, at 10:00 a.m. in the Novi Civic Center for consideration of the Special Land Use (SLU) request for approval for service of alcoholic beverages at the existing restaurant Yori Sushi, in accordance with section 4.89 of the Novi Zoning Ordinance. The Community Development Department has reviewed the required application and plans and found the documents to be complete. Jan Zozios, Deputy Assessor, Charles Boulard, Community Development Director and Jeff Herczerg, Director of Public Works, considered the request in accordance with the standards for review specified in Section 4.89 of the Zoning Ordinance and determined to forward a recommendation to City Council for approval of the Special Land Use.