



CITY OF NOVI CITY COUNCIL NOVEMBER 17, 2025

SUBJECT: Consideration of a special land use request for service of alcoholic beverages at Seven York Inc. (DBA: The Dancing Pine) 42738 Grand River Avenue, Novi, MI 48375.

SUBMITTING DEPARTMENT: City Clerk

KEY HIGHLIGHTS:

- The Dancing Pine is a new restaurant that is opening in the Sakura development.
- The restaurant will offer a unique dining experience as a Korean BBQ Steakhouse.
- The business was awarded a Quota liquor license during the September 8, 2025 City Council meeting. This SLU approval will complete the process of issuing their liquor license.

BACKGROUND INFORMATION:

The Dancing Pine will be Michigan's first luxury Korean BBQ restaurant, offering high end cuts of steak as well as wine pairings. The Dancing Pine is located in the center of the new Sakura development which offers housing, dining, and retail opportunities. The plaza will propel Novi forward and bring visitors from other cities as well as workers from other countries.

A public hearing was held on July 30, 2025 for consideration of the Special Land Use request for approval for service of alcoholic beverages at the new construction restaurant, The Dancing Pine, 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, Assessor, Charles Boulard, Community Development Director and Jeff Herczeg, 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.

RECOMMENDED ACTION: Approve a special land use request for service of alcoholic beverages at Seven York Inc. (DBA: The Dancing Pine) 42738 Grand River Avenue, Novi, MI 48375, because it meets the requirements of Section 4.89 of the Zoning Ordinance 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 within 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.



**MINUTES
SPECIAL LAND USE HEARING
CITY OF NOVI**

July 30, 2025, 9:00 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, Assessor; Nina Schaffrath, Recording Secretary; Min Kyu Kim, Applicant (owner of The Dancing Pine); Mark Chiesa, Attorney for Applicant

Applicant: The Dancing Pine – Min Kyu Kim

Hearing called to order at 9:01 A.M.

Correspondence Received: None

Public Participation:
None

1. PSLU25-0002- 42738 Grand River Ave – Parcel Number: 50-22-23-127-002

The applicant, **The Dancing Pine** is requesting Special Land Use approval at **42738 Grand River Ave.** parcel number **50-22-23-127-002**. 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.

The Dancing Pine is asking for Special Land Use approval for the service of alcoholic beverages. Min Kyu Kim, owner of The Dancing Pine restaurant, states that he is looking to bring a high-end Asian restaurant to the City of Novi, aimed at the age demographic of 23 – 60-year-old people. Mr. Kim states that the restaurant would serve alcohol from 4 PM to 10:30 PM on weekdays and weekends. Charles Boulard asked if the restaurant would be like a bar type of environment. Mr. Kim answered that it will be a full-service bar, the restaurant is centered around Korean BBQ dining with the bar being about 10% of the experience but it will be mostly at table dining. Mr. Boulard asked how they will be training their staff on serving alcohol. Mr. Kim stated that he owns two other restaurants that serve alcohol (one is Kimchi Box in Ann Arbor), and he will be using their training programs to help with new staff along with Serve Safe classes. Mr. Kim stated that the City of Novi does not have any restaurants like this, and that there is a limitation of high end Asian focused restaurants, not only in the city but in the State of Michigan in general. He states that with the new, under construction, residential developments like Sakura and Townes at Main Street, there are a lot of people moving to the city that would be able to enjoy the benefits of a full-service bar but, in a family friendly environment that is very local and, in some cases, within walking distance of their homes. Jan Ziozios asked what kind of tables will be in the restaurant, will they be like a hibachi table? Mr. Kim responded, no, each table will be for individual parties with a small grill at each table, not a shared table with a big grill and multiple families. Ms. Ziozios mentioned that Mr. Kim's other restaurant, Kimchi Box, is very fast paced, will this restaurant be more personal? Mr. Kim replied, yes, The Dancing Pine is slower paced with focus being on providing a more personal experience for young professionals and families that are moving to or are current residents of the City of Novi. Mr. Kim stated that he grew up in the restaurant business with his family owning and running multiple restaurants. He says he is very familiar with the environment and how to run a nice high-end restaurant. Jeff Herczeg says DPW has no objection to The Dancing Pine serving alcohol and made a motion to recommend approval to City Council for the

Special Land Use for a Liquor License for The Dancing Pine 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 seconded 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.**
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Motion approved 3-0 Voice Vote.

Meeting was adjourned at 9:15 A.M.