



CITY OF NOVI CITY COUNCIL
FEBRUARY 23, 2026

SUBJECT: Consideration of a new Class C quota license from OCK Company Inc and a special land use for the service of alcoholic beverages located at 24267 Novi Rd, and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders.

SUBMITTING DEPARTMENT: City Clerk

KEY HIGHLIGHTS:

- K-Bunsik is an existing restaurant operating in Pine Ridge.
- The restaurant is casual Korean street food themed.
- The City currently has one available quota liquor licenses, and two applications to be considered.
- The two applications are being presented to Council in the order in which they were submitted.

BACKGROUND INFORMATION:

The City currently has one Class C quota liquor licenses available. Chapter 3 of the City code contains the review criteria for considering a new license. Section 3-13 establishes the city's general licensing policy, which considers whether the facility:

- a) 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.
- b) Is of a character that will foster or generate economic development or growth within the city, or an identifiable area of the city, in a manner consistent with the city's policies.
- c) Represents an added financial investment on the part of a long-term business or resident with recognized ties to the city and the local community.

In addition, Section 3-15 (g) establishes specific criteria, evaluating the application with regard to:

The applicant (subsection [g][1]), such as:

- The applicant's management experience in the alcohol/liquor business

The facility (subsection [g][2]), such as:

- compliance with building, zoning, and other code requirements
- effects on traffic
- effects on surrounding businesses and neighborhood
- proximity of the proposed business facility to other similarly situated licensed liquor facilities

Benefits to the community (subsection [g][3])

- effects upon the economic development of the city
- effects on the health, welfare and safety of the general public
- whether the applicant has demonstrated a public need or convenience for the issuance of the liquor license for the business facility at the location proposed, taking into consideration, among other things:
 1. total number of licenses for similar establishments and/or operations in the city; and
 2. proximity of the establishment to other licensed liquor establishments
- The uniqueness of the facility contrasted with other existing or proposed facilities
- The permanence of the proposed facility in the community.

Section 3-17 of the City Code allows for an agreement on the prohibition on profiteering by Class C liquor license holders. Under the terms of the agreement, the City Council shall not approve the transfer of a Class C liquor license within three (3) years of the date of the original issuance of the license. A draft agreement is included in this packet.

K-Bunsik will continue to operate as a casual Korean street food themed restaurant offering popular Korean dishes, beverages, and a welcoming dining atmosphere. K-Bunsik is located in the Pine Ridge Plaza which offers other dining and retail opportunities. The issuance of a liquor license will allow them to offer a convenient full-service dining option while enhancing the areas social and economic activity.

A public hearing was held on February 11, 2026 for consideration of the Special Land Use request for approval for service of alcoholic beverages at the existing restaurant, K-Bunsik, 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 Aaron Staup, Construction Engineer, 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 OPTIONS (3):

1. **APPROVAL** of a request from OCK Company Inc (DBA: K-Bunsik) for a special land use request for service of alcoholic beverages **AND APPROVAL** of a new Class C quota license to be located at 24267 Novi Rd, Novi, MI 48375 and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders. The addition of a liquor license will complement the area and provide residents with a dining option which will foster or generate economic development or growth within the City, in a manner consistent with the City's policies. The applicant appears to qualify for a license under the City's ordinance. It also meets the requirements of Section 4.89 of the Zoning Ordinance because
 - I. The establishment will promote the City's economic development goals and objectives, and will be consistent with the City's master plan and zoning ordinance
 - II. 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 and that is unique to the City and is in character with the location and will be an asset to the area.
 - III. The use or change in use as constructed and operated by the applicant is compatible with the area in which it will be located, since it is an existing restaurant, 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.
2. **APPROVAL** of a request from OCK Company Inc (DBA: K-Bunsik) for a special land use request for service of alcoholic beverages **AND DENIAL OF** a new Class C quota license to be located at 24267 Novi Rd, Novi, MI 48375 and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders. Considering the applicable standards in 13-15(g)(3) of the City's ordinance regarding effects that the issuance of a license would have upon the economic development of the city or the surrounding area, the City found that because a quota license is a tool to promote new development, the issuance of the license would not promote additional economic development in the area because K-Bunsik is already operating within the City and has committed to being in Novi without need of a quota license.

3. **DENIAL** of a request from OCK Company Inc (DBA: K-Bunsik) for a special land use request for service of alcoholic beverages because it does not meet the requirements of Section 4.89 of the Zoning Ordinance **AND DENIAL OF** a new Class C quota license to be located at 24267 Novi Rd, Novi, MI 48375 and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders because a liquor license cannot be granted to this location without Special Land Use approval.

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CITY OF NOVI, MICHIGAN

Liquor License Application Questionnaires

A and B

Questionnaires A and B are to be completed
and returned to the Novi City Clerk's Office

Licensing Policy

This article establishes an application and review process for the issuance of both new licenses and the transfer of existing licenses into the city or between or among applicants. The process is intended to ensure that the individuals and entities seeking licenses from, or charged with operating licensed establishments within, the city meet certain minimum requirements as to criminal history, past conduct, and ongoing business operation standards. It requires city council review of application information in light of certain criteria that is established for purposes of identifying the kinds of facilities that qualify for a license. It reserves to the city any and all discretion afforded it under applicable law relating to the issuance of licenses.

As a general matter of policy, applicants for a license will need to demonstrate an identifiable benefit to the city and its inhabitants resulting from the granting of the license. While all of the criteria set forth in this article are relevant to the decision whether to grant a license, an applicant must demonstrate in particular that the proposed facility:

- (a) 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;
- (b) Is of a character that will foster or generate economic development or growth within the city, or an identifiable area of the city, in a manner consistent with the city's policies; or,
- (c) Represents an added financial investment on the part of a long-term business or resident with recognized ties to the city and the local community.

The weight to be given to each item of the criteria identified in this article, and the determination whether a particular applicant meets or satisfies those criteria is intended to be within the sole discretion of the city council.

Requirements and Procedures

1. Complete the Michigan Liquor Control Commission Application. Contact M.L.C.C. in Lansing at 517-322-1400 or toll free 1-866-813-0011.
2. Fully complete the **Novi Liquor License Application Questionnaires A and B** and return them to the City of Novi Clerk's Office within 30 days. Complete **Questionnaire C** and return it to the Novi Police Department within 30 days.
3. Please review and include with the applicant's initial **cover letter**, a response to the Novi Alcoholic Liquor Ordinance, Article II, Section 3.14 (a) *Facilities for which new licenses may be granted*.
4. Attach a non-refundable **application fee** of \$1,000.00, plus \$210.00 for each person with a financial or management interest in the application including, but not limited to, partnership partners, corporate officers and directors. Please make the check payable to the City of Novi.
5. ***Site Plan** (1 copy - signed and sealed by a registered architect/engineer). If the facility is to be located in a proposed building for which site plan approval has not yet been obtained, or in an existing building that is to be remodeled, you must submit a conceptual site plan showing the proposed building and the relationship of the building to the surrounding properties and their uses.
6. ***Building Façade Plan** (1 copy - signed and sealed by a registered architect/engineer) – all sides, including signage. If the proposed building final site plan has been previously approved by the Novi Planning and Community Development Department and there are no changes, then please submit a letter of verification stating there will be no such changes along with this application.
7. ***Interior Plan with seating arrangement** (1 copy - signed and sealed by a registered architect/engineer). If the proposed interior has been previously approved by the City of Novi Building Department and there are no changes, then please submit a letter of verification stating there will be no such changes along with this application.
8. One full copy of the **menu**.
9. **Administrative Special Land Use** (see next page).
10. Provide any other information pertinent to the applicant and operation of the proposed facility that may be required by the Novi Alcoholic Liquor Ordinance, Article II.

*No site plan, building façade plan, interior plan or any part thereof, may be changed by the applicant once they have received approval in conjunction with the liquor licensing process. Applicant must submit separate plans and fees as required by other City of Novi departments and consultants in accordance with standard review procedures, if applicable.

Administrative Special Land Use

In addition to the Liquor License procedures noted above, any new establishment serving alcoholic beverages, and/or any expansion or significant change of site plan for an existing establishment, will need to follow the administrative Special Land Use public hearing process through the Community Development Department. The following must be submitted directly to the Community Development Department when a Liquor License application is submitted.

- **Application for Site Plan and Land Use Approval** form.
- Completed **Service of Alcoholic Beverages Special Land Use Application Checklist**, along with four sets of site plans and narratives as described in the checklist.
- Special Land Use **fees** (and possibly Site Plan review fees) will be assessed to the applicant.

The applicant is asked to contact the Community Development Department Planning Division at (248) 347-0475 to determine exactly what is needed for the Special Land Use application and site plan.

The Special Land Use and public hearing process will be handled by a committee represented by members of the Community Development Department, Public Services, and Assessing Departments for any new liquor license application, or for those applications that request an amendment to a site plan. The results of the special land use consideration and the public hearing process will be forwarded to the City Council for consideration along with the consideration of the Liquor License.

Special Circumstances

Transfers that involve the following circumstances may be placed on a City Council agenda for consideration without payment of a fee and without the necessity of furnishing the information required for new licenses:

- (1) The exchange of the assets of a licensed sole proprietorship, licensed general partnership, or licensed limited partnership for all outstanding shares of stock in a corporation in which the sole proprietor, all members of the general partnership, or all members of the limited partnership are the only stockholders of that corporation.
- (2) The removal of a member of a firm, a stockholder, a member of a general partnership or limited partnership, or association of licensees from a license.
- (3) The occurrence of any of the following events:
 - (a) A corporate stock split of a licensed corporation.
 - (b) The issuance to an existing stockholder of a licensed corporation of previously unissued stock as compensation for services performed.
 - (c) The redemption by a licensed corporation of its own stock.
 - (d) A corporate public offering.

248-709-7940
for inspection

Questionnaire A – Applicant Cover Information and Procedures for Liquor License

The Novi City Council will consider whether an applicant's proposal for a liquor license is reasonable when measured against the information contained within this completed application. Please answer each question thoroughly. All answers should be typed or printed legibly and neatly in black ink. If the space provided is insufficient for a complete answer, use additional sheets of paper, following the same format used in the questionnaire and attach to that part of the application. Failure to provide all required information or attachments could result in delay or denial of liquor license. All liquor license applications are subject to final approval by the Novi City Council. Please refer to Novi Alcoholic Liquor Ordinance, Articles I-II.

1(a). Name, address and phone number of applicant:
OCKKYOUNG KIM

248-709-7940

1(b). Name, address and phone number of business:
OCK COMPANY INC

24267 NOVI RD, NOVI, MI 48375

248-513-3211

NOTE: If the applicant is a partnership, you must include the name and address of each partner and attach a copy of the partnership agreement. If the applicant is a privately held corporation, you must include the name and address of each corporate officer, member of the board of directors and/or stockholders. Attach a copy of the articles of incorporation.

2. Type of liquor license applying for (circle all those that apply):

☐ Class C ☐ Resort ☒ Tavern ☐ Club ☐ Hotel A B ☒ Quota ☐ Transfer ☐ Microbrewery/Brewpub

Theme of Proposed Business:

A casual Korean street-food themed restaurant offering popular Korean dishes, beverages, and a welcoming dining atmosphere.

3. Street address and legal description of the property where liquor license is to be located:

Street address: 24267 Novi Rd, Novi, MI 48375

Legal description of the property: 24225-24299 Novi MI 48375

Questionnaire B – Administrative Background Information for Liquor License

The Novi City Council will consider whether an applicant's proposal for a liquor license is reasonable when measured against the information contained within this completed application. Please answer each question thoroughly. All answers should be typed or printed legibly and neatly in black ink. If the space provided is insufficient for a complete answer, use additional sheets of paper, following the same format used in the questionnaire and attach to that part of the application. Failure to provide all required information or attachments could result in delay or denial of liquor license. All liquor license applications are subject to final approval by the Novi City Council.

1. What is the applicant's management experience in the alcohol/liquor business?

I am currently managing a Korean grocery store operation that includes the sale of alcoholic beverages.

2. What is the applicant's general business management experience?

I have over four years of comprehensive experience managing a Korean grocery store. My responsibilities include supervising staff, overseeing daily store operations, managing inventory levels, coordinating with multiple vendors and distributors, handling purchasing and pricing, and maintaining accurate financial and administrative records. I also ensure compliance with health, safety, and food handling regulations and provide oversight of customer service operations.

3. What is the applicant's general business reputation?

I am known for operating the business responsibly and professionally, and maintain a positive reputation within the community

4. What is the applicant's financial status and ability to build and/or operate the proposed facility on which the proposed liquor license is to be located?

I maintain a stable financial status and possess the necessary resources to continue operating the existing facility successfully

5. What are the applicant's past criminal convictions involving moral turpitude, violence or alcoholic liquors?

None

6. Does the applicant use alcoholic beverages to excess?

I do not use alcohol to excess and maintains responsible consumption.

7. What is the effect that the issuance of a license would have upon the economic development of the surrounding area?

The issuance of this license is expected to bring more business activity, sales tax revenue, or attract customers to the area.

8. What effect would the issuance of a license have on the health, welfare and safety of the general public?

The issuance of this license is not expected to negatively impact the health, welfare, or safety of the general public. The business operates in full compliance with all local and state regulations, promote responsible service

9. Has the applicant received responses from the Police Department, Building Department and/or Fire Department with regard to the proposed facility?

Yes, the facility has been fully approved by the appropriate departments, and there are no outstanding concerns.

10. What is the public need or convenience for issuance of a liquor license for this facility at the proposed location?

Yes. Issuance of a liquor license for this facility will serve the public need by providing a convenient full-service dining option, enhancing the area's social and economic activity, and c all while operating responsibly in compliance with applicable laws and regulations.

11. What is the uniqueness of the proposed facility when contrasted against other existing or proposed facilities and the compatibility of the proposed facility to surrounding architecture and land use?

The facility offers a unique dining and beverage experience that complements other establishments in the area. I

12. Does the facility to which the proposed liquor license is to be issued comply with the applicable building, plumbing, electrical and fire prevention codes and zoning statutes and ordinances applicable to the City of Novi? Has applicant received information from the appropriate departments?

Yes. The facility complies with all applicable building, plumbing, electrical, fire prevention codes, and zoning ordinances of the City of Novi.

The appropriate departments have reviewed the facility, and no outstanding concerns have been identified.

13. What effect will the facility to which the proposed liquor license is to be issued have upon vehicular and pedestrian traffic in the area?

The facility is not expected to have any adverse effect on vehicular or pedestrian traffic. It operates within the existing traffic patterns of the area and provides safe access for patrons and the surrounding community.

14. What is the proximity of the proposed business facility to other similarly situated licensed liquor facilities?

My Korean restaurant is located in the same plaza as two other licensed restaurants—one Japanese and one Chinese. As a different type of restaurant, it complements the existing establishments by offering additional dining and beverage options, providing patrons with greater variety while fitting appropriately within the plaza.

15. What is the proximity of the proposed facility to complimentary uses such as office and commercial development?

My restaurant is conveniently located near various complementary uses, including offices and other commercial establishments. Its location serves both local workers and shoppers by providing accessible dining and beverage options, enhancing the overall activity and convenience of the area.

16. What effect would the proposed facility have upon the surrounding neighborhood and/or business establishments, including impacts upon residential areas, church and school districts?

My restaurant is not expected to have any negative impact on the surrounding neighborhood or nearby businesses. It operates responsibly within the plaza, complements other establishments, and has no adverse effects on residential areas, schools, or churches

17. What proposed or actual commitments are being made by the applicant to establish permanency in the community?

Committee to establishing permanency in the community by continuing to operate the restaurant at its current location, providing consistent, high-quality dining and beverage services to patrons.

18. What utilities are available to serve the facility?

Fully served by all necessary utilities, including water, sewer, electricity, and natural gas, ensuring safe and efficient operation of the restaurant.

19. What other factors should the Novi City Council consider?

The City Council may consider the facility's positive contribution to the community, including support for surrounding businesses, responsible operations, and the enhancement of dining and social options in the plaza.

ALL Tteokbokki 떡볶이 Cupbap 컵밥 Chicken 치킨 Kimbap 김밥 Noodle & Ramen Kkochi 꼬치 Deep Fries 튀
Tabletop Tteokbokki for 2/즉석 떡볶이 기본 2인



Spicy Korean rice cakes with fish cakes, glass noodles, cabbage, green onion and boiled egg, freshly cooked at your table in a rich and flavorful sauce. - a perfect dish to share between two people. 매콤달콤한 소스에 떡, 어묵, 당면, 양배추, 파 그리고 삶은 계란을 넣어 테이블에서 바로 끓여 먹는 즉석 떡볶이 2인분.



Tabletop Tteokbokki for 3/즉석 떡볶이 기본 3인

Spicy Korean rice cakes with fish cakes, glass noodles, cabbage, green onion and boiled egg, freshly cooked at your table in a rich and flavorful sauce. - a perfect dish to share between three people. 매콤달콤한 소스에 떡, 어묵, 당면, 양배추, 파 그리고 삶은 계란을 넣어 테이블에서 바로 끓여 먹는 즉석 떡볶이 3인분.



Tabletop Tteokbokki for 4/즉석 떡볶이 기본 4인

Spicy Korean rice cakes with fish cakes, glass noodles, cabbage, green onion and boiled egg, freshly cooked at your table in a rich and flavorful sauce. - a perfect dish to share between four people. 매콤달콤한 소스에 떡, 어묵, 당면, 양배추, 파 그리고 삶은 계란을 넣어 테이블에서 바로 끓여 먹는 즉석 떡볶이 4인분.



Tabletop Tteokbokki Set for 2/즉석 떡볶이 세트 2인

Tabletop Tteokbokki(for 2) + Ramen Sari(1/2), Fried Dumpling(4) + Fried Seaweed Roll(4), Choose 2 drinks(Option: Coca Cola, Sprite, Milkis). 즉석떡볶이(2인분) + 라면사리(1/2) + 튀김만두(4) + 김말이(4) + 음료 선택2(옵션: 콜라, 스프라이트, 밀키스)



Tabletop Tteokbokki Set for 3/즉석 떡볶이 세트 3인

Tabletop Tteokbokki(for 3) + Ramen Sari(1), Fried Dumpling(4) + Fried Seaweed Roll(4) + Choose 3 drinks(Option: Coca Cola, Sprite, Milkis). 즉석떡볶이(3인분) + 라면사리(1) + 튀김만두(4) + 김말이(4) + 음료 선택 3(옵션: 콜라, 스프라이트, 밀키스)



Tabletop Tteokbokki Set for 4/즉석 떡볶이 세트 4인

Tabletop Tteokbokki(for 4) + Ramen Sari(1), Fried Dumpling(4) + Fried Seaweed Roll(4) + Choose 4 drinks(Option: Coca Cola, Sprite, Milkis). 즉석떡볶이(4인분) + 라면사리(1) + 튀김만두(4) + 김말이(4) + 음료 선택 3(옵션: 콜라, 스프라이트, 밀키스)



Ramen Noodles/라면사리

2.50



Fried Dumpling(4) + Fried Seaweed Roll(4)

7.90

A simple combo of crispy kimmari and japchae dumplings./바삭하게 튀긴 김말이와 정통 잡채만두의 풍미를 조화롭게 담은 콤보 메뉴.



Fried Dumpling(8)/튀김만두(8)

7.90

Crispy fried dumplings filled with savory glass-noodle japchae and mixed vegetables./당면과 야채로 만든 잡채를 가득 채워 바삭하게 튀긴 만두.

K-Bunsik

Fried Seaweed Roll(8)/김말이튀김(8)



Korean-style fritters made with glass noodles wrapped in seaweed and deep-fried to a crispy golden finish. /당면을 김에 말아 바삭하게 튀긴 한국식 인기 특산 걸음 반상하고 손은 쫄깃한 신간야채를 넣음.
ALL Ttoekbokki 떡볶이 Cupbap 컵밥 Chicken 치킨 Kimbap 김밥 Noodle & Ramen Kkochi 꼬치 Deep Fries 튀김



Mozzarella Cheese/모짜렐라치즈

3.50



Boiled Egg/삶은계란

1.50

Cupbap 컵밥



Beef Bulgogi Cupbap/소불고기 컵밥

12.50

A hearty Korean-style cup rice with sweet & savory marinated beef bulgogi, glass noodles (Japchae), and fresh vegetables. 달콤짭조름하게 양념한 소불고기와 잡채, 신선한 야채를 함께 담은 한 끼 컵밥.



Spicy Pork Cupbap/제육 컵밥

12.50

A hearty Korean-style cup rice with spicy stir-fried pork (Jeyuk), glass noodles (Japchae), and fresh vegetables. 매콤하게 양념한 제육볶음과 잡채, 신선한 야채를 함께 담은 한 끼 컵밥.



Original Fried Chicken Cupbap/치킨 컵밥

12.50

A hearty Korean-style cup rice with crispy original fried chicken, glass noodles (Japchae), and fresh vegetables. 바삭한 오리지널 치킨과 잡채, 신선한 야채를 함께 담은 한 끼 컵밥.



Spicy & Sweet Chicken Cupbap/양념치킨컵밥

12.50

A hearty Korean-style cup rice with sweet & spicy seasoned chicken, glass noodles (Japchae), and fresh vegetables. 매콤달콤한 양념 치킨과 잡채, 신선한 야채를 함께 담은 한 끼 컵밥.



Garlic Soy Chicken Cupbap/마늘간장치킨컵밥

12.50

As the first Korean-style cup rice, it is a hearty cup rice with garlic soy chicken, glass noodles (Japchae), and fresh vegetables. 달콤짭조름한 마늘간장 치킨과 잡채, 신선한 야채를 함께 담은 한 끼 컵밥.
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Chicken 치킨



Original Chicken/오리지널 치킨

14.00

Crispy fried chicken in classic original flavor. 바삭하게 튀긴 기본 스타일 치킨.



Sweet & Spicy Chicken/양념 치킨

Crispy fried chicken coated in a sweet & spicy Korean seasoned sauce. 매콤달콤한 한국식 양념 소스로 버무린 바삭한 치킨.

ALL Tteokbokki 떡볶이 **Cupbap** 컵밥 **Chicken** 치킨 **Kimbap** 김밥 **Noodle & Ramen** **Kkochi** 꼬치 **Deep Fries** 튀 ☐



Garlic Soy Chicken/마늘간장치킨

15.00

Crispy fried chicken coated in a sweet & savory garlic soy sauce. 달콤짭조름한 마늘간장 소스로 버무린 바삭한 치킨.

Kimbap 김밥



Beef Bulgogi Kimbap/소불고기 김밥

9.50

Korean-style seaweed rice roll with marinated beef and fresh veggies. 달콤짭조름하게 양념한 소불고기와 신선한 채소를 김과 밥으로 꼭 감싼 정통 한국식 김밥.



Burdock Kimbap/우영 김밥

7.50

Korean seaweed rice roll filled with sweet braised burdock root and fresh vegetables. 달콤하게 졸인 우영과 신선한 채소를 정성껏 말아낸 전통 김밥.

Noodle & Ramen



Ramyun/라면

9.50

Dine-in Only



Janchi-Guksu/잔치국수

12.90

Warm Korean noodle soup in light anchovy broth — a comforting dish once served at celebrations. 멸치육수에 가늘고 부드러운 면을 말아, 잔치날 따뜻하게 나누어 먹던 전통 국수.

Kkochi 꼬치



Rice Cake Kkochi/떡꼬치

3.90

Chewy rice cakes on skewers, glazed with a sweet and spicy Korean sauce — a beloved street snack. 쫄깃한 떡을 꼬치에 꽂아 달콤매콤한 양념소스를 발라 구운 국민 간식.

K-Bunsik



Coke/콜라

2.00

ALL Ttoekbokki 떡볶이 Cupbap 컵밥 Chicken 치킨 Kimpbap 김밥 Noodle & Ramen Kkochi 꼬치 Deep Fries 튀


Sprite/스프라이트

2.00



Coffee Flavor Milk/커피맛 우유

2.50



Corn Silk Tea Drink/옥수수 수염차

3.00

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Diet Coke/다이어트 콜라

2.00



Lotte Milkis Original/밀키스 오리지널

2.50



Banana Flavor Milk/바나나맛 우유

2.50



Evergreen Bubble Milk Tea Brown Sugar/버블 밀크티 브라운 슈가

3.50



Lotte Chilsung Cide/칠성사이다

2.50



Lotte Let's Be Mild Coffee/레츠비 마일드커피

2.50



Paldo Pororo Milk Flavor/뽀로로 드링크 우유맛

1.99

K-Bunsik

0



Paldo Pororo Strawberry Flavor/뽀로로 드링크 딸기맛

1.99

ALL Ttoekbokki 떡볶이 Cupbap 컵밥 Chicken 치킨 Kimpbap 김밥 Noodle & Ramen Kkochi 꼬치 Deep Fries 튀 ☐



Refreshing Water 2% Peach Flavor/이프로

2.50



Strawberry Flavor Milk/딸기맛 우유

2.50



Woongjin Green Plum Drink/초록매실

3.00



cityofnovi.org

Receipt: 14644

12/15/25

Page

The sum of: \$1,210.00

OCK COMPANY INC
DBA K-BUNSIK
24267 NOVI RD
NOVI MI 48375

LIQUOR

1,210.00

Total

1,210.00

TENDERED:

CHECKS

1052

1,210.00

Signed: _____

MEMORANDUM



TO: CORTNEY HANSON, CITY CLERK
FROM: ERICK W. ZINSER *EZ*
DIRECTOR OF PUBLIC SAFETY / CHIEF OF POLICE
INITIATED BY: MICHAEL BENDER, DETECTIVE *MB*
SUBJECT: TAVERN/QUOTA LIQUOR LICENSE APPLICATION,
OCK COMPANY INC
DATE: DECEMBER 17, 2025

Liquor License Request:

OCK Company Inc., DBA K-Bunsik, is requesting a new Tavern/Quota liquor license, which will be located at 24267 Novi Rd, Novi, MI 48375.

Applicant/Background Information:

This application is being sought by Ockkyoung Kim, who currently manages a Korean grocery store operation that includes the sale of alcoholic beverages. Kim has several years of experience operating and managing small businesses, including retail and food-service establishments. Kim's responsibilities include daily operations, staffing, purchasing, budgeting, and customer service.

Theme of proposed business:

A casual Korean street-food themed restaurant offering popular Korean dishes, beverages, and a welcoming dining atmosphere.

Criminal History/Police Contacts:

The applicant has no criminal history or negative police contacts.

Financial Review:

Based upon the financial data provided, no issues were found to prevent the liquor license application process from proceeding. The total purchase price of the business is \$250,000, which will be funded by business earnings as well as money that was gifted to Kim.

Oakland County Treasure's Office

Contact was made with the Oakland County Treasure's Office to confirm there are no delinquent taxes on this property.

Summary:

Based on the information provided and the subsequent liquor investigation, I find no reason to deny the applicant's request. This request requires the approval of the Novi City Council.

C: Victor Cardenas, City Manager



December 16, 2025

CITY COUNCIL

Mayor
Justin Fischer

Mayor Pro Tem
Laura Marie Casey

Dave Staudt

Brian Smith

Ericka Thomas

Matt Heintz

Priya Gurumurthy

City Manager
Victor Cardenas

City Clerk
Cortney Hanson

TO: Cortney Hanson, City Clerk
Melissa Morris, Deputy City Clerk

FROM: Andrew Copeland – Fire Marshal

SUBJECT: -Liquor Business License–
OCK Company Inc. – DBA - K-Bunsik
24267 Novi Rd, Novi. Mi. 48375

A fire inspection will be conducted upon final construction and final opening permits for occupancy, at the above location. At this time, the Fire Dept. does not object to the Liquor License application.

Sincerely,

Andrew Copeland – Fire Marshal
City of Novi Fire Department

cc. file

City of Novi
45175 Ten Mile Road
Novi, Michigan 48375
248.347.0460
248.347.0577 fax

cityofnovi.org



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.

MEMORANDUM



TO: Melissa Morris, Deputy City Clerk

FROM: Alan Hall, Deputy Director of Community Development *ASH*

SUBJECT: K BUNSIK LIQUOR LICENSE

DATE: 02/13/26

The property located at **24267 NOVI RD** with the business name of K Bunsik has received Special Land Use permit PSLU25-0004 for the purpose of:

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

From a building and safety standpoint, the Building Division does not object to the proposed license. Should you have any further questions with regards to this matter please feel free to contact me at (248) 347-0417.