

1. CALL TO ORDER AND ROLL CALL

A meeting of the City of Rochester Planning Commission (PC) was called to order on December 5, 2022, at 7:00 p.m. by Chairman McGee.

PRESENT: Dennis McGee, Chairman
Stuart Bikson, Mayor
David Gassen, Commissioner
Christian Hauser, Vice Chairman
Richard Kendziuk, Commissioner
Eric Lord, Commissioner (ZOOM)
Steve Sage, Secretary/Council Member

ABSENT: Sara King, Commissioner
Matt Stone, Commissioner
Jeff Kragt, City Attorney

quorum was present.

Also Present: Nik Banda, City Manager
Patrick Meagher, Community Development Director
Rose McKinney, Planning Clerk (Zoom)

2. PLEDGE OF ALLEGIANCE

Chairman McGee led the reciting of the Pledge of Allegiance.

3. PUBLIC COMMENT

There was no public to be heard.

4. APPROVAL OF MINUTES

A. Consideration of the Minutes of the Planning Meeting of December 5, 2022.

MOTION by Member Bikson, supported by Hauser to approve the Minutes of December 5, 2022, as presented.

Ayes: McGee, Bikson, Gassen, Hauser, Kendziuk, Sage

Nays: None

Absent: King and Stone

MOTION Carried.

5. PUBLIC HEARINGS

There were no public hearings.

6. CONSIDERATIONS

- A. Kruk Cards - 210 Campbell Street - Continued discussion to determine if the request is ready to set a Public Hearing.

Vidya McKenna Planner gave an overview of the review for 210 Campbell Street. Vidya recommended that the commission approve the plan with the following conditions.

1. Installation of a Masonry enclosure for Dumpster.
2. Planning Commission approval of the modified vegetation screen along the north property line.
3. Maintenance of the proposed tree cover along the north property line permanently and replacement of any dead trees in a timely fashion.

Chairman McGee asking for clarification on where the 8 ft fence would be placed. The fence will be chain-link with fiber glass inserts.

Commissioner Lord inquired about the lighting plan. The lighting plan was submitted, and they are placed downward and shielded.

A letter from Stephanie Drozdalski of 329 Hiel St. was received. Ms. Drozdalski was present and spoke regarding her letter and concerns over the incline and erosion.

Discussion ensued relative to the vegetation. Landscaping plan will be subjected to the City Forester, to fill in the gaps of the existing natural vegetation and not to disturb the existing root system.

Member Gassen suggested that the Dumpster enclosure location be moved to make egress easier.

Member Hauser inquired if the trailers are a permitted use for this site plan. Vidya stated they are permitted however need to be parked as shown on plan. Nik Banda asked the Commission to place a condition for the number of trailers allowed.

The petitioner George Kruk and Peter from Design Haus were present and are in agreement with the above-mentioned conditions.

MOTION by Member Gassen, Supported by Member Kendziuk to set a public hearing Kruk Cards 210 Campbell for the February Meeting.

Ayes: McGee, Bikson, Gassen, Hauser, Kendziuk, Sage

Nays: None

Absent: King and Stone

MOTION Carried.

B. Brownstones on Main- 1205 N. Main - Amendment of approved site plan.

Vidya, McKenna Planner gave her overview of the amendments that were being proposed. The North Elevation has changed for exit windows on bottom floor. Decorative wrought Iron fencing will be used along with an updated landscaping plan.

Petitioner Greg Schneider was present and addressed the Elevation change which created the need for a railing. The landscaping plan with the cloud box is the correct landscape plan. Adding the fence along the front of the project is to make it more appealing.

Chairman McGee stated he did not think the front fence issue can get resolved tonight.

MOTION by Member Bikson, Supported by Gassen to amended approved site plan for the retaining wall and the construction code compliance.

Ayes: McGee, Bikson, Gassen, Hauser, Kendziuk, Sage

Nays: None

Absent: King and Stone

MOTION Carried.

C. Discussion to amend article 11, CBD, Central Business District, Sec. 1100,1101,1102 and 1103 of the Zoning Code of the City of Rochester, to restrict some uses to Upper, Non-Street Level Stories.

City Manager Nik Banda gave an overview of the restricted uses to keep retail and services on the lower levels and office use for the upper floor.

Commissioner Gassen asked that Section 1102.1 to be corrected.

7. MISCELLANEOUS

Discussion ensued regarding the light ordinance. Chairman McGee has taken time to drive the residential streets of Rochester and encouraged the other Commissioners to the same before the February meeting.

8. PUBLIC COMMENT

There was no public to be heard.

9. UPCOMING AGENDA ITEMS:

- A. The Granary (Rochester Elevator Site) – 303 East University – On going.
- B. The Downtown Inn (F.k.a. the Spartan Hotel) - 1100 N. Main St. – facade change.
- C. Preserves of Rochester 100 Division St /100 & 110 South Street., Townhomes and Apartments. New plans expected soon.
- D. (F.k.a. Green’s Art Supply) – 429 S. Main St Site plan for a façade renovation. Façade change.
- E. E. Brown Iron Brewery - 265 E. Second St. A meeting was held with petitioner. Bistro license is available for the Brewery.

10. ADJOURNMENT

Hearing no further business to discuss the meeting was Adjourned.

Respectfully Submitted

Rose McKinney
Building and Planning Clerk