

1. CALL TO ORDER AND ROLL CALL

A meeting of the City of Rochester Planning Commission (PC) was called to order on August 7, 2023, 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  
Sara King, Commissioner  
Eric Lord, Commissioner  
Steve Sage, Secretary/Council Member  
Matt Stone, Commissioner

ABSENT:

quorum was present.

Also Present: Nik Banda, City Manager  
Jeff Kragt, City Attorney  
Vidya Krishnan, McKenna Planner (Zoom)  
Jeremy Peckens, Planning and Zoning Administrator

2. PLEDGE OF ALLEGIANCE

Chairman McGee led the reciting of the Pledge of Allegiance.

3. PUBLIC COMMENT NON-AGENDA ITEMS

There was no public to be heard.

4. APPROVAL OF MINUTES

A. Consideration of the Minutes of the Planning Meeting of July 06, 2023.

MOTION by Member Bikson Supported by Sage to approve the minutes of July 06, 2023.

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

Nays:

Absent: Stone

MOTION Carried.

5. PUBLIC HEARINGS

A. The Eastman -336 S. Main St., Ste B. Special Exception for Parking in Lieu.

City Manager, Nik Banda gave his overview of the proposed speakeasy at this location.

Jamal Hamood Owner of 336 Main St. was present and spoke to the improvements of the lower portion of his establishment. Jamal will be in a partnership with the speakeasy.

Chairman McGee opened the Public Hearing at 7:08 p.m.

There was no public present or online that wished to speak.

Chairman McGee closed the Public Hearing at 7:09 p.m.

MOTION by Member Bikson, Supported by Lord to approve the Parking in Lieu.

Ayes: McGee, Bikson, Gassen, Hauser, Kendziuk, King, Lord, Sage, Stone

Nays:

Absent:

MOTION Carried.

B. The Granary- 303 E. University for Special Project and Site Plan Review Approval.

Vidya, McKenna Planner gave her overview of the project. This site is commonly known as the elevator building. The site is designated as Mixed-Use District One. A detailed traffic study was also submitted that was completed in 2022 which reflects retail use. The site will no longer be on the Historical Registry. The building has fallen into disrepair and is not structurally stable. The applicant does intend to work with the Historical Society to collaborate to preserve the history.

Commissioner Gassen asked for an explanation of the parking requirements. Vidya explained the parking in garages and visitor parking.

Commissioner King inquired if there is room in the garage for the trash bin storage. Vidya showed the niche in the wall for storage along with the depth of the garages which is 20 feet.

Commissioner Lord asked for clarification on the work live concept. Vidya stated that they are used as home offices. It is a residential development that cannot be used for normal office space like you would see downtown.

Dominic Mocerri was present and spoke about live/work and sign usage. Dominic placed the development on the screen and gave an overview of the structures.

Both Public hearings were opened at the same time

Chairman McGee opened the Public Hearings at 7:57 p.m.

There was no public present or online that wished to speak.

Chairman McGee closed the Public Hearing at 7:58 p.m.

Commissioner Hauser asked City Manager Nik Banda to talk about the corner of Water and University. Nik stated that a team was sent out to the site and observed the corner. A Curb needs to be adjusted, every corner will be handicap accessible. A four-way stop will be placed.

Discussion ensued on the scoring system used for this project.

Inquiry was also made regarding the intersection and if bricks could be installed to replicate the area by the Royal Park Hotel. City Manager Nik Banda stated it would be costly. Dominic from Mocerri stated he would talk things over with the City Manager.

MOTION by Member Gassen, Supported by Kendziuk to recommend to City Council to Extend the Special Project Boundary Line.

Ayes: McGee, Bikson, Gassen, Hauser, Kendziuk, King, Lord, Sage, Stone

Nays:

Absent:

MOTION Carried.

C. The Granary – 303 E. University for Special Project Boundary Review.

The Public Hearing was opened and closed at 8:05 p.m. There was no public present or online that wished to speak.

MOTION by Member Bikson, Supported by Gassen to Recommend to City Council approval for Special Project and Site Plan Approval with the following conditions.

1. Signage
2. Lease subject to special use conditions and City attorney review.
3. Mocerri to share in cost to the city to upgrade the crosswalk in that area.
4. Bond or line of credit in case a tear down to restore property is needed.

Ayes: McGee, Bikson, Gassen, Hauser, Kendziuk, King, Lord, Sage, Stone

Nays:

Absent:

MOTION Carried.

D. Pfizer request for temporary Working Space

City Manager Nik Banda stated that Pfizer needs the extra space to make Bicillin. Pfizer has plans to come back for an expansion project. Pfizer is asking for a work trailer to house the employees in the auxiliary lot that you will not see from the road. There is enough parking, tonight we are asking to set a public hearing.

Dave from Grand River construction was present and is the general contractor for the temporary installation of the trailer. The trailer will be in their overflow area. The trailer would be anchored down. In the event of severe weather, the employees would be moved into the main building.

MOTION by Member Bikson, supported by Hauser to approve a public hearing for the September meeting on the placement of a temporary trailer.

Ayes: McGee, Bikson, Gassen, Hauser, Kendziuk, King, Lord, Sage, Stone

Nays:

Absent:

MOTION Carried.

E. Frank Rewold & Sons – 333 East 3<sup>rd</sup> Street – Site Plan and Special Project

Vidya, Mckenna Planner gave her overview of the proposed project. The traffic in the area is well documented and a study was not submitted. The applicant is proposing a traffic light at E. third and E. second. This will be a requirement with this special project. This applicant also has a shared parking agreement with Rochester Mills. This site is a brownfield and application is included. This item is before you for preliminary review.

Chris Allor, Architect was present and spoke to the small market that will be in the building.

Mayor Bikson had some comments/concerns with the traffic in the area and the market in this proposed plan.

Commissioner Sage had concerns with the Paint Creek Trail Commission regarding the Stream trail.

Discussion ensued regarding the traffic in the area and the proposed traffic light.

Chris Allor stated there has been good discussion tonight and they are keeping to the current Master Plan and look forward to the public hearing.

Vidya asked if the Commission had feedback on the architecture of the proposed site. The Commission was ok with the current architecture. Chris Allor stated they are looking to keep building uniform with the surrounding buildings. Commission Gassen would like to see more green space/landscaping. Commissioner Lord suggested a material board and the Arched windows at the next meeting.

MOTION by Member Bikson, Supported by Kendziuk to approve the Special Plan for Public Hearing.

Ayes: Kendziuk, Lord, Stone

Nays: McGee, Bikson, Gassen, Hauser, King, Sage

Absent:

MOTION Failed.

F. The Preserves: 100 & 110 Diversion – Site Plan and Special Project

Vidya, McKenna Planner gave her overview of the plan. This is the project's third review. The plan review letter was summarized on the items needing attention such as a traffic study. A portion of the building will not be accessible to the Fire Department. Vidya would like the Planning Commission to offer feedback. An environmental study, phase one, was done.

Commissioner Kendziuk inquired about the depth of the retention pond and the material being used. Vidya stated it would be a boulder wall with fencing and the pond could be at least 3-4 feet of standing water.

Jim the land planner was present he discussed the unique challenges the project has. A portion of the adjacent property is in Rochester Hills and could not agree on the easement agreement with a landowner. There are some environmental issues with the property. The development appreciates the feedback and everyone's time given to this project.

Commissioner Stone inquired what angle they were looking at on the screen. It looks like there aren't larger entrances to make them more identifiable. Would like to see some different architecture that seems to fit in that area.

Discussion ensued with Jim and the Commission about the size and architecture of the building for the area. Previous plans were set up more like a neighborhood brownstone type development. Joe LoChirco was also present and stated that the units might be \$1800.00 to \$2800.00 a month, which would also depend on the market rate two – three years out. Jim stated that they would take everything from the discussion tonight into consideration and return.

G. MISCELLANEOUS

Brownstone project has restarted with bricking in the back side of the buildings.  
The Front Porch project is on hold.  
The city had a ribbon cutting ceremony at the new Sugar Maple pocket Park.  
The Roxy will finish landscaping this fall.  
Brown Iron is still working on the title work.

H. PUBLIC COMMENT

There was no public present or online that wished to speak.

I. UPCOMING AGENDA ITEMS:

Discussed under Miscellaneous

J. ADJOURNMENT

Hearing no further business to discuss the meeting was Adjourned at 9:52 P.M.

Respectfully Submitted  
Rose McKinney, Building and Planning Clerk