
1. CALL TO ORDER AND ROLL CALL

A meeting of the City of Rochester Planning Commission (PC) was called to order on September 21, 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
Matt Stone, Commissioner

ABSENT: Nik Banda, City Manager
Steve Sage, Secretary/Council Member

quorum was present.

Also Present: Jeff Kragt, City Attorney (Zoom)
Vidya Krishnan, McKenna Planner (Zoom)
Jeremy Peckens, Planning and Zoning Administrator
Rose McKinney, Planning Clerk (Zoom)

2. PLEDGE OF ALLEGIANCE

Chairman McGee led the reciting of the Pledge of Allegiance.

3. PUBLIC COMMENT NON-AGENDA ITEMS

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

4. APPROVAL OF MINUTES

A. Consideration of the Minutes of the Planning Meeting of September 07, 2023.

MOTION by Member Bikson, Supported by King to approve the minutes of September 07, 2023.

Ayes: McGee, Bikson, Hauser, Kendziuk, King, Lord, and Stone.

Nays:

Absent: Gassen, Sage

MOTION Carried.

5. PUBLIC HEARINGS

There were no Public Hearings at this Meeting.

6. CONSIDERATIONS:

A. Great Oaks Maintenance Garage- 940 Oakwood Dr.

Vidya Krishnan, McKenna Planner gave her overview for this project. Maintenance garage of 2,072 Square feet is proposed at the curb of Oakwood Dr. The fire chief approved the 20-foot distance of separation. It is a question as to if the two arborvitaes need removal. The garage ties into the rest of the apartment buildings. It is recommended that the planning commission place this item for a Public Hearing.

Commissioner King inquired about the elevations of the garage on the prints. Vidya explained that the elevations were reversed. Chairman McGee asked that the elevation on the plans be corrected before the public hearing.

Chairman McGee wondered if the open space where the garage is proposed is recreation space that was approved as part of the original site plan approval. Jeremy Peckens, Planning and Zoning Administrator will investigate this concern.

The owner of Great Oaks, Steve Slavik was present along with his contractor David Verduce. The arborvitaes will be relocated nearby. Steve explained that the area is so open due to an oak tree that was removed as it was a dead tree. There are many areas in Great Oaks that have recreation areas. The carports will have some repair work done to them soon.

MOTION by Member Stone, Supported by Kendziuk to approve the Maintenance Garage for a Public Hearing on October 16, 2023.

Ayes: McGee, Bikson, Gassen, Hauser, Kendziuk, King, Lord, and Stone.

Nays:

Absent: Sage

MOTION Carried.

B. Parks & Recreation Master Plan:

Alexis Farrell from McKenna was present and gave her partial overview of the Parks and Recreation Master Plan. A Full draft of the plan will be before you for the October 16th meeting. A Public Hearing will also be set for October 16th allowing for public comment. Those comments will be complied. Alexis explained the next steps in the process. Hoping to get City Council approval by February 2024 and all the requirements that need to be met during the process.

Discussion ensued of projections of future demographics in Rochester and surrounding areas. Private Park areas along with neighboring areas will also be included in the study as well as the trails in the area. Chairman McGee inquired if there was a sidewalk inventory/map that could be incorporated into the plan along with bike paths.

MOTION by Member Lord, supported by Hauser to approve the Draft Parks and Recreation Master Plan for the October 16, 2023.

Ayes: McGee, Bikson, Gassen, Hauser, Kendziuk, King, Lord, and Stone.

Nays:

Absent: Sage

MOTION Carried.

7.MISCELLANEOUS

Jeremy Peckens' Planning and Zoning Administrator had explained to the Commission that an applicant will need Parking in lieu of. It was requested that the Commission make a motion to hold a public hearing so that the applicant could try to make the opening of the café in time for the big bright light show.

Café 316 of Rochester - 422 S. Main St. – Parking in Lieu of

MOTION by Member Bikson, supported by Gassen to approve Café 316 of Rochester Public Hearing for Parking in lieu of.

Ayes: McGee, Bikson, Gassen, Hauser, Kendziuk, King, Lord, and Stone.

Nays:

Absent: Sage

MOTION Carried.

8.PUBLIC COMMENT

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

9.UPCOMING AGENDA ITEMS:

10.ADJOURNMENT

Hearing no further business to discuss the meeting was Adjourned at 7:52 P.M.

Respectfully Submitted, Rose McKinney, Building and Planning Clerk