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1. CALL TO ORDER AND ROLL CALL

A meeting of the City of Rochester Planning Commission (PC) was called to order on October 2, 2023, at 7:00 p.m. by Vice Chairman Hauser.

PRESENT: Christian Hauser, Vice Chairman  
Stuart Bikson, Mayor  
David Gassen, Commissioner  
Richard Kendziuk, Commissioner  
Sara King, Commissioner  
Eric Lord, Commissioner  
Matt Stone, Commissioner

ABSENT: Dennis McGee, Chairman  
Steve Sage, Secretary/Council Member

quorum was present.

Also Present: Nik Banda, City Manager  
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

Vice Chairman Hauser led the reciting of the Pledge of Allegiance.

3. PUBLIC COMMENT NON-AGENDA ITEMS

Wendy Dessy Of 1824 Flagstone Cir. Inquired as to what role the Planning Commission would play in the cannabis proposal. Specifically in traffic study, parking and locations.

City Manager, Nik Banda responded that three locations would be allowed and that the applicants would have to go through the Planning Commission Process if applicable.

Vice Chairman Hauser asked the City Manager to give the public and Commission an overview of how the parking calculations work.

Nik gave the explanation of how the parking spaces are calculated.

4. APPROVAL OF MINUTES

A. Consideration of the Minutes of the Planning Meeting of September 21, 2023.

MOTION by Member Bikson, Supported by Stone to approve the minutes of September 21, 2023.

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

Nays:

Absent: McGee, Sage

MOTION Carried.

5. PUBLIC HEARINGS

Rewold & Sons Development 333 Third St – Special Project.

City Manager, Nik Banda gave an overview of the changes made to the project. Vidya, McKenna Planner did not have time to review the new submitted plans in time for this meeting. Vidya stated it is not necessary to leave the public hearing open.

Shawn Rewold was present and is excited for this project to take place. Chris Allor from AKA was also present and gave the presentation of the revised proposal with the changes.

Commission Lord inquired about the traffic signal for the intersection. Nik stated a signal would not be appropriate there will be no left turns.

Commissioner Gassen inquired about the number of floors. Chris stated they reduced the number of floors to help with parking and gave larger office spaces inside.

Vice Chairman Hauser opened the Public Hearing at 7:25 p.m.

There was no public in person or online that wished to be heard.

Vice Chairman Hauser closed the Public Hearing at 7:25 p.m.

The applicant will appear at the next Planning Commission Meeting on October 16, 2023.

6. CONSIDERATIONS:

A. Café 316 – 422 S. Main – Special Exception for Parking in Lieu of.

City Manager, Nik Banda stated four spaces are needed for parking in lieu of. The Public Hearing has been set.

#### 7.MISCELLANEOUS

City Manager Nik Banda stated Lochirco development should be on the next agenda. Also, Lochirco is going to partner with another developer for 210 Diversion Street and that should be coming forth soon.

Planning Administrator Jeremy Peckens gave an update on the Master Plan. The most recent event brought out about forty people and was very positive. Ideas were brought forth and two hundred and twenty-one responses were received so far from the survey that was sent out. Draft Plan should be at the next meeting.

Nik stated Alek Mizikar DPW Director and Jeremy have done a great job with the Master plan process. Lights downtown have started to be placed. The outside dining platforms are going to be removed soon. If you get a chance to go over to Dino Hill, Jason Dickinson from DPW did a great job with placing new limestone on the trail.

Vice Chairman Hauser inquired on how parking would work for the locations of facilities would there be a backup of traffic. A brief discussion ensued about what parking requirements would be and what role the Planning Commission would have regarding parking.

Mayor Bikson stated there was a parking committee meeting and they are going to have to replace the arm in the parking garages. The parking decks will move to credit card only. Most of the problems occurring is from cash/coin placed into the deck. A formal proposal will be coming forth.

#### 8.PUBLIC COMMENT

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

#### 9.UPCOMING AGENDA ITEMS:

Discussed during meeting.

#### 10.ADJOURNMENT

Hearing no further business to discuss, the meeting was Adjourned at 7:46 P.M.

Respectfully Submitted,  
Rose McKinney, Building and Planning Clerk