
1. CALL TO ORDER AND ROLL CALL

A meeting of the City of Rochester Planning Commission (PC) was called to order on October 16, 2023, at 7:00 p.m. by Chairman McGee.

PRESENT: Dennis McGee, Chairman
Christian Hauser, Vice Chairman
Stuart Bikson, Mayor
David Gassen, Commissioner
Richard Kendziuk, Commissioner
Sara King, Commissioner
Steve Sage, Secretary/Council Member

ABSENT: Eric Lord, Commissioner
Matt Stone, Commissioner

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

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 October 2, 2023.

MOTION by Mayor Bikson, Supported by Councilman Sage to approve the minutes of October 2, 2023.

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

Nays:

Absent: Lord, Stone

MOTION Carried.

5. PUBLIC HEARINGS

A. Café 316 -422 South Main – Parking in lieu

City Manager, Nik Banda stated this location is going into the old Le Macaron location. Le Macaron was a retail/bakery. Café 316 will need more seats as the Bakery/Coffee puts this location in the restaurant category.

Sam Yokhana of 422 S. Main St was present and stated they will have Baklava, Pastry's, Cheesecakes and Coffee along with some ice cream. The kitchen will be elsewhere, and they want to focus on good quality retail.

A Sign permit was already approved for this location as well.

Chairman McGee opened the Public Hearing at 7:05 p.m.

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

Chairman McGee closed the Public Hearing at 7:06 p.m.

MOTION by Mayor Bikson, Supported by Gassen to approve four parking in lieu of spaces.

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

Nays:

Absent: Lord, Stone

MOTION Carried.

B. Great Oaks Maintenance Garage – Site Plan Approval

Vidya, McKenna Planner gave her brief overview of the proposal. The garage will be constructed of brick and will not have any offices inside. A couple of trees will be relocated. The applicant has met all the requirements, and it is recommended for Planning Commission approval.

David, the general contractor, was present. The trees will be relocated, and the fencing will also be repaired. The building will be used for staff only.

Chairman McGee opened the Public Hearing at 7:14 p.m.

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

Chairman McGee closed the Public Hearing at 7:15 p.m.

MOTION by Mayor Bikson, Supported by Member Gassen to approve site plan approval for a Maintenance garage.

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

Nays:

Absent: Lord, Stone

MOTION Carried.

C. Consideration of Parks and Recreation Master Plan

Alexis Farrell McKenna Planner was present and gave a brief overview of the next steps of moving the Recreation Master Plan along. Tonight, will be opening the thirty-day Public Hearing. Alexis recommends opening the Public Comment on Friday October 20, 2023, for changes if any to the plan before you tonight. It will then come before you again on December 4th to move onto City Council.

Chairman McGee inquired how the last public event was attended.

Jeremy Peckens, Planning Administrator stated the event was well attended with about forty people, the majority showed up right away, which was great for discussion. Several ideas were submitted of what people would like to see in the parks.

City Manager Nik Banda stated Alek and Jeremy have really been doing a great job during this process.

Chairman McGee opened the Public Hearing at 7:22 p.m.

Member Gassen said the plan was done well and accolades to all involved.

A brief discussion ensued relative to parks in private areas and the location of the areas with some being close to major roads. City Manager Nik Banda stated those areas in question were meaning the clubhouses and pools in the area and we will get those areas clarified. Vidya stated that some of the spaces were probably just open space versus park. These areas can be clarified.

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

Councilman Sage inquired about the grills missing from the plan at Elizabeth Park as those have been previously discussed. Alexis stated that the plan could be updated to reflect those.

Chairman McGee closed the Public Hearing at 7:36 p.m.

MOTION by Councilman Sage, Supported by Mayor Bikson to approve Thirty Day Public Hearing For public comment to open Friday October 20, 2023

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

Nays:

Absent: Lord, Stone

MOTION Carried.

6. CONSIDERATIONS:

A. Rewold and Sons – 333 E 3rd Street – Site plan and Special Project

Vidya McKenna Planner gave her overview of this project. The Commission has seen this project multiple times. A traffic light will not be required. The two handicap spaces have been moved to allow easier access to the restaurant area. The project was changed to two stories and will be made of brick to resemble the Mills building. The landscaping plan was revised, and amenities were added such as benches and bike racks. This project is recommended for Planning Commission approval.

Shawn Rewold and Chris Aller architect were present. The Light poles will be 20 feet or lower and will be shielded. The Zoning Ordinance will be followed in regard to the lights. No accent lighting will be placed on the building just where light is needed for egress. No signage is proposed as of right now. The Rewolds are willing to help improve the Lions Park just to the north of the headquarters building.

MOTION by Member Gassen, Supported by Vice Chairman Hauser to approve Site Plan and to Recommend the Special Project to City Council with the following stipulations.

1. Light poles be similar in height.
2. A special project with Lions Park be worked out with administration.
3. Barrier free parking be shown on the plan when going before the City Council.

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

Nays:

Absent: Lord, Stone

MOTION Carried.

7. MISCELLANEOUS

City Manager Nik Banda gave updates on work taking place. The state is working on paving the Paint Creek Bridge. Paving within the City has been taking place this week. Brief discussion also took place on the cancellation of the curb repair program and will be rebid in the spring. The Brownstones on main are progressing.

Next month we may see the Preserve's and 210 Diversion Street projects.

Planning Commission Members pointed out that the project that took place at Forest Ridge Apartments has turned out nice. The outdoor canopy and the carports look nice.

8.PUBLIC COMMENT

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

9.UPCOMING AGENDA ITEMS:

Discussed during meeting.

10.ADJOURNMENT

Hearing there is no further business to discuss, the meeting was Adjourned at 8:11 P.M.

Respectfully Submitted,
Rose McKinney, Building and Planning Clerk