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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 December 2, 2024, at 7:00 p.m. by Chairman Gassen.

PRESENT: David Gassen, Chairman  
Christian Hauser, Vice Chairman  
Nancy Salvia, Mayor  
Dan Bachmann, Commissioner  
Jessica Clauser, Commissioner  
Richard Kendziuk, Commissioner  
Laura Murphy, Commissioner  
Matt Stone, Commissioner

ABSENT: Eric Lord, 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 Gassen led the reciting of the Pledge of Allegiance.

3. PUBLIC COMMENT NON-AGENDA ITEMS

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

4. APPROVAL OF MINUTES

A. Consideration of the Minutes of the Planning Commission Meeting of November 4, 2024.

MOTION by Stone supported by Clauser to approve the minutes of November 4, 2024.

Ayes: Gassen, Hauser, Salvia, Bachmann, Clauser, Kendziuk, Murphy, Stone

Nays:

Absent: Lord

MOTION Carried.

5. PUBLIC HEARINGS

There were no Public Hearings at this time.

6. CONSIDERATIONS

- A. Consideration of 203 E. University – Special exception for outdoor dining and Request for payment in lieu of three parking requirements.

Jeremy Peckens Planning Administrator gave an overview of this request. There will be a small outdoor area and renovation of the building. Mixed use buildings, events, retail might have ice cream, hot dog for food. The applicant could not make it tonight.

Vidya McKenna planner was comfortable with the Commission moving forward to a Public Hearing.

Chairman Gassen stated usually the Commission has more information than what has been submitted before moving to a Public Hearing and was looking for Board input.

The Commission was comfortable with moving forward, being it looks like a simple request.

Chairman Gassen welcomed Mayor Salvia to the Planning Commission and apologized for not doing so in the beginning of the meeting.

MOTION by Kendziuk supported by Hauser to move to a public hearing for the next available date.

Ayes: Gassen, Hauser, Salvia, Bachmann, Clauser, Kendziuk, Murphy, Stone

Nays:

Absent: Lord

MOTION Carried.

- B. Consideration of 339 East Street – request for Site Plan approval for a 3- story mixed use development (retail on first floor and office uses on top two floors), at the former site of Moon River Soap Company. Request for Site Plan Approval and Payment in Lieu of Parking.

Vidya, the McKenna planner, gave her an overview of the project. The applicant is working on a barrier free space. The applicant is requesting thirty spaces for parking in lieu of, if a payment plan is requested then the applicant will need City Council approval. This site plan has been before the Planning Commission the last two meetings. This is a three-story building with a flat roof made of brick and limestone. The colors and materials have changed since the first submittal. The site plan is recommended for site plan approval with the following conditions.

Payment in Lieu of for thirty spaces, Relocation of the barrier free spot to the N. E Corner, Signage to be reviewed by City Administration, Landscaping plan for the planters that are year-round and which of the two elevations is acceptable based on the standards of the ordinance.

Palo Longo was present and stated they had been present before the commission a few times. There is no metal on the new rendering, it was replaced with limestone. There is less glass than before. Either rendering is acceptable to the applicant.

David Custer, Parking Operations Coordinator, was present and went over the parking studies that were conducted.

Mayor Salvia gave background information on parking from years on City Council. The cost per spot with parking in lieu of was increased to \$1000.00 per space. The monies are used to maintain the lots and the decks. Developers bring users to the parking system. The Goal is for users to pay the cost of the system. Parking is always a topic in our town.

Discussion ensued with the commission members regarding easement for planters, brick pattern and the balconies lining up with the limestone. Sections 2118 and 2704 were also discussed. Parking in lieu of was discussed and if precedents were being set. Precedents are not being set in pay in lieu of parking.

Roger Knapp spoke and stated parking seems to have always been an issue in this area and the lot is used. Employees used to not be able to park in the lot and it would be nice to see employees have to use the structure.

If the applicant pays for parking in lieu and does not proceed with development, the amount is nonrefundable that was paid.

MOTION by Salvia supported by Hauser to approve Parking in lieu of for thirty spaces.

Ayes: Gassen, Hauser, Salvia, Bachmann, Kendziuk, Murphy, Stone

Nays: Clauser

Absent: Lord

MOTION Carried.

Scott Beaton of 655 Bolinger St. Rochester Hills spoke and submitted his own rendering of a building for this location that is not an official site plan submittal. Mr. Beaton would rather see a historical looking building for this area.

Discussion ensued between commission members on section 2118. Discussion also on surrounding properties architecture. The project has come a long way from the previous meetings.

MOTION by Salvia supported by Hauser to approve the plan dated November 13, 2024, with the Exception of the color rendering and replace with print that was submitted on the afternoon of December 2, 2024. A revised color rendering must be submitted to administration with the color changes. Also, with the alignment of the balconies to the limestone. An approved easement for the planters to be in the Right of Way. Payment in Lieu of for thirty spaces, Relocation of the barrier free spot to the N. E Corner, Signage to be reviewed by City Administration, Landscaping plan for the planters that are year-round.

Ayes: Gassen, Hauser, Salvia, Bachmann, Kendziuk, stone  
Nays: Murphy, Clauser  
Absent: Lord

MOTION Carried.

#### 8.MISCELLANEOUS

The 2025 Planning Commission Meeting dates were discussed.

The Commission asked for a joint January meeting to continue the Master Plan Process.

MOTION by Hauser supported by Kendziuk to approve the 2025 Planning Commission Meeting Dates.

Ayes: Gassen, Hauser, Salvia, Bachmann, Clauser, Kendziuk, Murphy, stone  
Nays:  
Absent: Lord

MOTION Carried.

#### 9.PUBLIC COMMENT

Scott Beaton 655 Bollinger, Rochester Hills commended the Planning Commission and the City Administration on what excellent job they do for the City of Rochester.

Roger Knapp also commended the City Administration and the Planning Commission on a wonderful job.

Bob Ditommaso of 426 W University suggested more parking signs to revert people to the less empty parking garages.

#### 10.ADJOURNMENT

Hearing there is no further business to discuss, the meeting was Adjourned at 8:50 P.M.

Respectfully Submitted,  
Rose McKinney, Building and Planning Clerk