

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
Dan Bachmann, Commissioner
Jessica Clauser, Commissioner
David Hardin, Commissioner
Richard Kendziuk, Commissioner
Matt Stone, Commissioner

ABSENT: Nancy Salvia, Mayor
Laura Murphy, 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.

Chairman Gassen welcomed new Commission Member David Hardin.

4. APPROVAL OF MINUTES

A. Consideration of the Minutes of the Planning Commission Meeting of February 3, 2025.

MOTION by Kendziuk supported by Bachmann to approve the minutes of February 3, 2025.

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

Nays:

Absent: Salvia, Murphy

MOTION Carried.

- B. Consideration of the Minutes of the City Council joint Planning Commission Meeting of January 23, 2025.

MOTION by Clauser supported by Bachmann to approve the Joint minutes of January 23, 2025, as amended to include the three amendments for sec. 2118

Design standards, Environmental standards and obtainable housing.

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

Nays:

Absent: Salvia, Murphy

MOTION Carried.

At this time Chairman Gassen asked that Item B under Considerations be moved before the public hearings.

MOTION by Clauser supported by Hauser to move item B into consideration before the public hearings.

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

Nays:

Absent: Salvia, Murphy

MOTION Carried.

- C. Consideration of 265 E. 2nd Street – Request for Set Public Hearing for modification of Site Plan.

City Manager Nik Banda gave the overview of this project and discussed that there were issues that were discovered during construction. Due to the issues drawings are being revised to reflect the changes. To keep the project on track it is being asked to set a public hearing, and all the changes will be updated for that meeting.

Kristi Trevorror, DDA Director, spoke of some of the changes that the commission can expect to see on the revised drawings, extra windows, more shade. Mostly structural changes to the building.

Vidya, McKenna planner, is comfortable with proceeding with this request.

MOTION by Clauser supported by Stone to approve the site plan for a public hearing.

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

Nays:

Absent: Salvia, Murphy

MOTION Carried.

D. PUBLIC HEARINGS

Notice of Public Hearing: Comments Regarding the Following Zoning Ordinance Amendment in Accordance with the Michigan Zoning Enabling Act Public Act 110 of 2006, as amended.

Vidya, McKenna planner clarified that the adoption tonight is only for text not a zoning map amendment. The map is for informational purposes only. No zoning changes on any parcels are taking place. The zoning map was included to show content of what is being talked about in regard to text only.

Vidya gave an overview of the text that is being revised for the following zoning districts

Central Business District

Downtown Edge 1 and 2

Transition District

Mixed use and Mixed use 1

RM1 -Mixed

RM2 – Multi Family

Research Tech

Light Industrial

Chairman Gassen opened the public hearing at 7:35 p.m.

Michael Coleman of 337 Griggs spoke on the property at 326 Albertson light industrial on the Zoning Map. Changing from Residential to Light Industrial.

Vidya stated the existing parcel is a legal non-conforming use. The parcel in question is severely contaminated and too costly to clean up for residential use. This parcel was discussed in 2022 it was decided the change would match the existing language. Master Plan review is when the request to change would take place. The zoning of the property is R1. The action tonight is not changing the zoning.

Margaret Mountain of 160 Albertson spoke about not having these small non-conforming isolated areas.

Linda Gamage of 333 Griggs spoke about the changed definition of L1, seems to allow many items at this location which could devalue properties. This parcel should remain non-conforming.

Eric Reis of 757 Ludlow thanked the commission on the public outreach. Inquired if there are other community outreach ways to receive notifications. Chairman Gassen stated that you can sign up for notifications. Eric also inquired about grants that can help with cleaning up. City Manager, Nik Banda stated there is grants available and up to the State usually not available on small parcels.

John Gaber attorney representing 322-326 Albertson. Kim and Jeff Russell were not available to attend tonight. John stated they would like the opportunity to make a similar presentation like they did in the past when the time comes.

Jane Pitchford 177 Albertson stated she would like the parcel to stay residential non-conforming. Also inquired about what her properties were zoned. The parcels are zoned R1 the future land use map puts them at RT.

There was no public online that wished to speak.

The public hearing was closed at 8:12 p.m.

Commissioner Hauser stated that in the future we could clarify the zoning map with the future land use map to the public to distinguish the difference.

Commissioner Clouser had questions on RM2 section 4 letters some letters were left out. Vidya stated H was left out to address the building height. Item I was removed because RM 2 will no longer be mixed residential they were no longer relevant. The parking changes were also clarified.

Vidya gave clarification on Special Exception verses Special projects.

Commissioner Bachmann pointed out that some sections state lodging while others state rental. Vidya stated that the language needs to be consistent and will make the necessary changes to all items in question.

Vidya stated that the concerns that were brought forth to the Commission were to do with the Zoning Map and not the text language and recommends that the Commission proceed with the process to send this onto the City Council.

Margaret Mountain of 160 Albertson spoke again and inquired if when the Zoning comes up the text is back open to look at the definitions again.

Vidya stated the text would have to be changed to reflect any changes at that time and go through the approval process again.

MOTION by Bachmann supported by Stone to recommend that the amendment changes move to the next step in the process with the clerical changes discussed in section 1103.

Ayes: Gassen, Hauser, Bachmann, Clouser, Kendziuk, Stone

Nays:

Absent: Salvia, Murphy

MOTION Carried.

The Public Hearing for these two requests could not be acted on tonight due to 300-foot notices not being sent.

Notice of Public Hearing: 816 Ludlow, Rochester Community House request for Special Exception of Temporary Tent for Outdoor gatherings.

Notice of Public Hearing: 816 Ludlow, Rochester Community House request for Site Plan Approval.

Motion by Hauser to table this item so that the public could be noticed.

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

Nays:

Absent: Salvia, Murphy

MOTION Carried.

E. CONSIDERATIONS

A. Consideration of 626 N. Main – Request for public hearing for Site Plan approval and Façade Change

Vidya, McKenna planner gave an overview of the proposed request. Parking was addressed along with ADA non-compliant spaces. Vidya addressed each item that was in her review letter. The updated site plan needs to be resubmitted before the public hearing. It is recommended that this project proceed to a public hearing.

Jimmy Asmar and James Comiskey, the applicants, were present. Jimmy stated the design team should be able to address all the issues in the Mckenna letter.

City Manager Nik Banda gave the history of this location and work being done without approval. Vidya stated she can provide the applicant with architectural guidelines to help to improve the look of the façade.

MOTION by Kendziuk, supported by Stone for a public hearing at the next available meeting.

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

Nays:

Absent: Salvia, Murphy

MOTION Carried.

8.MISCELLANEOUS

David Hardin stated he was thankful for the opportunity and is excited to be here.

9.PUBLIC COMMENT

Linda Gamage of 333 Griggs inquired what the process is for change in the master plan prior minutes stated that it could be done before the five years. She also inquired about when the change in zoning could take place.

Vidya stated that you would do that at the time the master plan is being updated every five years. There is a process to amend before a five-year plan, however a person would have to have interest in that property. Vidya stated that the zoning portion will be coming in the next few months after the zoning districts go through. A public hearing will be held, and notices will be sent and to set up for the city alerts.

Attorney Kragt stated he did not recall saying it could be done earlier; he did recall that the city can consider a change however the city does not have to allow the change. Attorney Kragt has not heard of a person requesting a change to the master plan and that would have to be researched.

10.ADJOURNMENT

Hearing there is no further business to discuss, the meeting was Adjourned at 9:15 P.M.

Respectfully Submitted,
Rose McKinney, Building and Planning Clerk