
1. CALL TO ORDER AND ROLL CALL

A meeting of the City of Rochester Planning Commission (PC) was called to order on June 2, 2025, at 7:00 p.m. by Vice Chairman Hauser.

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

ABSENT: David Gassen, Chairman
Matt Stone, Commissioner

quorum was present.

Also Present: Nik Banda, City Manager
Jeff Kragt, City Attorney
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

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

4. APPROVAL OF MINUTES

A. Consideration of the Minutes of the Planning Commission Meeting of May 5, 2025.

MOTION by Kendziuk supported by Bachmann to approve the minutes of May 5, 2025.

Ayes: Hauser, Salvia, Bachmann, Hardin, Kendziuk, Murphy

Nays:

Absent: Gassen, Clauser, Stone

MOTION Carried.

5. PUBLIC HEARINGS

A. Notice of Public Hearing: 406 S. Main – Request for Site plan approval, Façade change and Payment in Lieu of Parking Requirements

Jeremy Peckens Planning Administrator gave a brief overview of the request for parking in lieu of and façade change.

Vidya McKenna planner went over her review of the project. Due to the amount of paint on the brick and avoiding damaging the brick by removing the paint the façade will be new materials which will include new brick and metal. The back of the building will match the front façade. The landscaping will have planter boxes in the front and rear. Lighting is proposed on the back and the front of the building. The applicant has addressed all the items in the letter and the site plan is recommended for approval with the following stipulations.

1. The address is to be corrected on the site plan.
2. Correction of the parking calculations for pay in lieu of 13 spaces.
3. The installation of weatherproof planters with evergreens.
4. Signage to have administration approval prior to installation.

The architect Eric Hyder was present and will address the four items. Eric stated that he will be acquiring some photos from 1976 based on that building that they can incorporate into that building.

Jeremy Peckens Planning Administrator spoke about the parking study that was conducted. This was a two-week study three times a day four times a week. East deck has 235 total spaces most days there were not even 100 spaces filled. They also went during the farmers market where they utilize the top deck, still only half the structure was only being used. The study is in the packet.

At this time Commissioner Clauser joined the meeting.

Vice Chairman Hauser opened the public hearing for both requests at 7:16 p.m.

Steve Owner of Masonic Block Properties was present. Steve met with the owners and had no objections to what is being done with the building. Steve had concerns over a property line encroachment. Also concerns of the downspout in the back of the building during the wintertime creating ice.

Vidya McKenna planner read Steve's letter regarding the encroachment to the Planning Commission.

Marty Sibert of 408-410 Main St. had concerns of parking and if the apartments will have parking available to those that live in the apartments.

There was no public online to be heard.

Vice Chairman Hauser closed the public hearing for both requests at 7:27 p.m.

Motion by Salvia supported by Bachmann to approve site plan as presented subject to the four stipulations. Along with the thirteen parking spaces for payment in lieu of.

Brief discussion on parking in the downtown area. It was mentioned that it would be nice to have the Parking Committee come before the Commission.

Ayes: Hauser, Salvia, Bachmann, Clauser, Hardin, Kendziuk, Murphy

Nays:

Absent: Gassen, Stone

MOTION Carried.

6. CONSIDERATIONS

- A. Consideration to amend the City of Rochester Official Zoning Map, in accordance with the Michigan Zoning Enabling Act Pub Act 110 of 2006, as amended.

John from McKenna was present and placed a slide show on the screen. John discussed each proposed zoning map change. Four areas in detail were explained.

Discussion ensued in the Woodward area and the fact that the changes do not seem to be consistent, the uses do not seem to fit the area. Mixed use or residential would seem to fit better. City Manager, Nik Banda explained that due to the size of some of the parcels in question is why the zoning is Light Industrial. John stated you could also make the area special projects as well. Zoning them residential could cause issues for the current property owners. Vidya from McKenna stated the properties have been there a really long time and there could be contamination issues, contamination on such small parcels could be very costly. The chances of those properties being cleaned up set the bar significantly high.

Jeff Russell of Albertson LLC thanked the Commission, McKenna and the City for their efforts. Jeff read comments to the Commission on his property. Those comments were given to Jeremy Peckens' planning and Zoning Administrator.

Linda Gamage of 333 Griggs spoke about the Albertson property and the special project zoning Linda thanked the commission.

There was no one online that wished to speak.

Motion by Clauser supported by Murphy for an amendment to the Woodward properties to go from light industrial to Mixed Use (areas in Grey, which does not include the Department of Public Works).

Ayes: Clauser, Murphy
Nays: Hauser, Salvia, Bachmann, Hardin, Kendziuk,
Absent: Gassen, Stone

MOTION Failed.

Motion by Kendziuk supported by Salvia to approve as submitted/presented.

Additional comments: The Albertson property provides the owner with an opportunity to sell and get financing. The special project is unique to Rochester and seems to be a good fit for the property. The other changes seem to make sense to the area.

Ayes: Hauser, Salvia, Bachmann, Clauser, Hardin, Kendziuk, Murphy
Nays:
Absent: Gassen, Stone

MOTION Carried.

B. Consideration of 210 Diversion Street: Special Project & Site Plan review request for Public Hearing.

Vidya McKenna planner let the commission know the site plan was approved back in March of 2024. The applicant made some changes and submitted them to the city; however, the changes were not minor. The balconies were extended, and a garage building was split into two, the dumpster enclosure was eliminated. The changes are significant; trash is being moved inside the building. This is an amendment to the special project. The balcony expansion encroaches onto the preserves sight which was approved at the same time and is the same applicant/Owner. During that approval the City Council granted a city easement. The easement was granted for landscaping.

Joe Lochirco was present and explained to the Commission if they need to buy property from the preserves to create a larger easement of 8.5 feet, which is what the City's Engineer wanted. The concern of the trash is residents bringing the trash all the way down the elevator to the dumpster near the woods, it made more sense to have an inside trash shoot which then the trash company will roll the dumpster out and will allow for recycling as well. A City twelve-inch water main will be improved roughly a hundred and eight two feet by the development.

Brief discussion ensued with the trash trucks backing up and the cleanliness of the trash room. The elevator shaft is visible. The elevator company stated that it is code the way it is proposed.

Motion by Salvia supported by Bachmann to set a public hearing for the next available Planning Commission Meeting.

Ayes: Hauser, Salvia, Bachmann, Clauser, Hardin, Kendziuk, Murphy
Nays:
Absent: Gassen, Stone
MOTION Carried.

- C. Consideration of 125 S. Main – Request for Special Exception for payment in lieu of Parking Requirements.

Jeremy Peckens the Planning Administrator explained this location was grandfathered for eight spaces and are short of seven spaces. It is currently office going to restaurant without alcohol.

The same parking study was done for lot nine. 8 a.m. until 12 p.m. which is consistent with the other coffee shops in the area. The lot does not have a spike during the day. There appears to be adequate parking for their request of seven spaces.

The petitioner Sayaf Munasar was present and stated that his coffee shop is a unique concept and will offer Yemen coffee.

Motion by Bachmann supported by Clauser to set a public hearing at the next available Planning Commission Meeting.

Ayes: Hauser, Salvia, Bachmann, Clauser, Hardin, Kendziuk, Murphy

Nays:

Absent: Gassen, Stone

MOTION Carried.

8.MISCELLANEOUS

There were no items to discuss

9.PUBLIC COMMENT

There was no public online or in person that wished to speak

10.ADJOURNMENT

Hearing there is no further business to discuss, the meeting was Adjourned at 9.30 P.M.

Respectfully Submitted,
Rose McKinney, Building and Planning Clerk