



City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 733-3700
F: (248) 733-3170
www.rochestermi.org

PLANNING COMMISSON REGULAR MEETING AGENDA

Chair David Gassen
Vice Chair & Council Member Christian Hauser
Mayor Debbie Jones
Members: Daniel Bachmann, David Hardin,
Richard Kendziuk, Laura Murphy & Matthew Stone

See Attached Document for Virtual Meeting Instructions

400 Sixth Street	December 1, 2025	7:00 PM
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1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Comment
4. Approval of the Minutes
 - A. Consideration of the Minutes of the Regular Meeting of Wednesday November 5th, 2025.
5. Public Hearings
 - A. Public Hearing Notice: Consideration of 329 S. Main: Request for Payment in Lieu of Parking.
6. Considerations:
 - A. Consideration of 134 S. Main: Site Plan Review & Request for Public Hearing.
 - B. Consideration of 139 Romeo: Site Plan Review & Request for Public Hearing.
 - C. Consideration of 265 E. Second: Site Plan Review & Request for Public Hearing.

- D. Consideration of 1129 N. Main: Site Plan Review & Request for Public Hearing.
- 7. Miscellaneous
 - A. 2026 Planning Commission Meeting Schedule
- 8. Public Comment
- 9. Adjourn

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-733-3700 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements to provide necessary reasonable accommodations, including auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting.



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Procedure for Hybrid Public Meeting

The City has returned to in-person public meetings as of September 7, 2023, with limited online capabilities. The public bodies (our boards and commissions) are meeting in-person; however, some staff, consultants, and guests will still be able to participate remotely. While in-person audience seating is now available, with limited COVID-19 procedures in place, staff asks that anyone who feels sick not attend in-person.

If you choose to participate virtual, please follow the links and information below:

- Live stream audio and video content on two (2) separate streaming platforms available at the City's [YouTube](#) and at the City's website at www.rochestermi.org/201/City-Webcasts. (Click the "Live" links to go there.)
- The City remains committed to accessibility; however, due to the limitations of technology, City staff encourages residents to send an email with your comments to rsvp@rochestermi.org prior to the meeting, but not later than Noon on the day of the meeting, so that your comments can be read into the record. This will decrease the demand on our virtual meeting infrastructure. (After Noon on the day of the meeting, email comments to: jpeckens@rochestermi.org)
- For those who prefer to use a telephone to participate, you will need to call (312) 626-6799 and enter meeting **ID: 840 6135 9683** When prompted, enter a participant number or just touch the # key. During the call, use *9 to raise hand and you will be "called on" by the last 3-digits of your phone number. (For example, my last digits are 8029. Callers will be asked to speak by referencing the last 4-digits of their phone number.) Note: Phone participants will have their numbers masked, for privacy.
- To provide additional opportunity to participate, members of the public are welcome to join the meeting by copying and pasting the following link in their browser: **<https://us02web.zoom.us/j/84061359683>** (Downloading Zoom is required.)
- We appreciate your understanding as staff will do our best to assist everyone; but, **please be advised for virtual meetings there is a three (3) minute limit for public comments.**

1. CALL TO ORDER AND ROLL CALL

A meeting of the City of Rochester Planning Commission (PC) was called to order on November 5, 2025, 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
Matt Stone, Commissioner

ABSENT: David Gassen, Chairman

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

Jane Turner of 712 Parkdale asked about updates on first/Walnut and Second/Elizabeth
Jeremy Peckens, Planning and Zoning Administrator provided the updates.

Jeremy also stated the development tracker on the City's website has been updated.

4. APPROVAL OF MINUTES

A. Consideration of the Minutes of the Planning Commission Meeting of October 6, 2025.

MOTION by Stone supported by Salvia to approve the minutes of October 6, 2025.

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

Nays:

Absent: Gassen

MOTION Carried.

5. PUBLIC HEARINGS

- A. Consideration of site plan and special exception approval for limited retail use at 440 South Street/Assistance League of Southeast Michigan.

Vidya McKenna Planner gave an overview of the request. Based on the revised plan and supplemental information submitted, it is recommended that the Planning Commission grant site plan and special exception approval for the proposed retail use to be located within the building at 440 South Street, subject to the following conditions:

1. City Attorney approval of shared access agreement and recording of the document.

City Attorney Jeff Kragt stated that the agreement documentation was satisfactory.

Jana Yezak was present on behalf of the Assistance League and gave thanks to all who helped in the process.

The public hearing was opened at 7:15 p.m.

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

The public hearing was closed at 7:15 p.m.

MOTION by Clauser supported by Salvia to approve site plan and special exception with the following stipulation

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

Nays:

Absent: Gassen

MOTION Carried.

- B. Public Hearing: Consideration of 215 S. Main - Request for Façade Material Modification

Jeremy Peckens Planning and Zoning Administrator gave an overview on the proposed façade change. Wood was what was present previously, Cedar wood paneling is proposed which is what the rendering is showing.

Roger Berent architect was present on behalf of franklin properties along with Larry Larson Property Manager.

Discussion ensued as to administrative review verses site plan submittal. The applicants stated if approval is granted construction would start the upcoming Monday. Vidya's recommendation would be for a site plan to be submitted for McKenna's review. Concern of the façade not matching the surrounding buildings.

Jeremy explained the events that led the applicant to this point. It was Jeremy's understanding that a rendering was requested from last month's meeting. If a site plan is needed, then that is how we will proceed. There is a difference between maintenance and façade change, this request needs to go through the façade change process in Planning. City Attorney Jeff Kragt stated that action needs to be taken tonight. Vidya suggested that clear guidance is given to the applicant tonight if a motion to table is going to take place.

MOTION by Salvia supported by Murphy to table subject to site plan approval and allowing applicant to secure the building from the winter elements.

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

Nays:

Absent: Gassen

MOTION Carried.

6. CONSIDERATIONS

A. Consideration of 329 S. Main: Request to Set Public Hearing for Payment in Lieu of Parking.

Jeremy Peckens, Planning and Zoning Administrator, stated that two parking spaces are needed. A parking study was not done, if requested we could have Parking Enforcement conduct the study.

Eric Hieder Artchitech representing Peter Kalaj was present. The store will be open from 11:00 a.m. to 7:00 p.m. Monday through Sunday.

A parking study will be conducted for those hours of operation.

MOTION by Salvia supported by Stone to approve the parking in lieu for a public hearing.

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

Nays:

Absent: Gassen

B. Consideration of preliminary plan for proposed office use at 1129 N. Main for scheduling of public hearing.

Vidya McKenna Planner gave her overview of the project. To convert an existing home into a business. Based on the description, the applicant proposes to operate a financial/investment consulting office. Parking calculations are for the first floor, the ordinance does not work that way the upper level needs to be added into the parking calculation. The site requires seven spaces. Floor plan was only provided for the main level and would need to be updated to show the upstairs.

It is recommended that the Planning Commission place the above-mentioned plan on the next available agenda for public hearing and consideration of site plan and special exception approval, subject to the submission of a complete revised site plan set addressing all of the issues noted.

Todd Sterling applicant was present. Applicant discussed the parking requirements that are needed.

Vidya gave information on ADA requirements. Street parking is not accepted in calculations.

Vice Chairman Hauser asked administration to make an appointment with the applicant to go over what will be needed for this request.

MOTION by Salvia supported by Kenziuk to approve for a public hearing.

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

Nays:

Absent: Gassen

MOTION Carried.

8. MISCELLANEOUS

Jeremy will email the applicants of the Moon River Site for an update. Site plans expire after a year; however, they may be extended if they are in progress after a year.

Vidya was thanked for her training session that she had provided.

There was no updated information from John Jackson of McKenna on the workshop with City Council for the Master Plan.

Discussion ensued as to what the prior use of the cottage inn location and why site plan approval was not done for the change of use.

Questions were also asked about the property on Pine Street and if the parking gates were on city property. The commission wanted to know what steps the city is taking to see the results of the survey. At this time no information was provided to the city.

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 8:46 P.M.

Respectfully Submitted, Rose McKinney, Building and Planning Clerk



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Planning Commission

NOTICE OF PUBLIC HEARING

400 Sixth Street

December 1, 2025

7:00 pm

NOTICE IS HEREBY GIVEN THAT THE ROCHESTER PLANNING COMMISSION will hold a Public Hearing for the consideration of Payment in lieu of Parking for 329 S. Main for 2 spaces. The public hearing is scheduled for **Monday December 1, 2025, at 7:00 p.m.** at the Rochester Municipal Offices, 400 Sixth Street, Rochester, MI 48307.

All interested citizens are requested to attend the Hearing. Public comments may be submitted in writing or presented orally at the time of the meeting. To submit written comments in advance, or for assistance and questions about accessing and/or making public comment during the meeting, our Planning Coordinator can provide assistance; please reach out to Jeremy Peckens at (248) 733-3700 or by email: Jpeckens@rochestermi.org.

If you are unable to be present at the Public Hearing, please submit your written comments to the Office of the City Manager, Rochester Municipal Offices, 400 Sixth Street, Rochester, MI 48307, **PRIOR** to the scheduled Public Hearing.

For further information, please contact **Jeremy Peckens, Planning and Zoning Administrator, at 248-733-3700**. See Planning Commission Agenda Packet for Zoom participation information.

Publish on or before November 15, 2025

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-733-3700 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements to provide necessary reasonable accommodations, including auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting.



City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 651-9061
F: (248) 651-2624
www.rochestermi.org

To: Honorable Planning Commission Members

From: Jeremy Peckens, Planning and Zoning Administrator

Date: October 7, 2025

RE: Request of Site Plan Approval and Payment in Lieu of providing parking request of 2 additional spaces for 329 S. Main.

We are in receipt of a request from the new tenants of the former Sole Sisters, located at 329 S. Main. The applicant is requesting a Payment in lieu of Parking

The request for payment in lieu of parking, based on the use change to from general retail to a restaurant without alcohol on the first floor. This property is credited with 12 parking spaces, this change in use put them into a parking deficit of required parking by 2 spaces. They are now seeking a Special Exception for payment in lieu of providing for 2 spaces.

In reviewing their new floor plan layout, we determined that on the first floor, 2050 sq. feet of space must be designated as a restaurant by our Zoning Ordinance Standards. The calculation for required parking for a restaurant without alcohol is 1 parking space per 150 gross sq. ft. of area or 14 spaces.

The second floor of 2157 sq. feet of space has been designated by the owner of the building to be a Pilates studio putting it into the category of Health and physical fitness centers by our Zoning Ordinance Standards. The calculation for required parking for Health and physical fitness centers is 1 space per 4 persons based on maximum capacity, plus one space per employee on the largest employment shift. This capacity is based on the fire code, the upper floor is grandfathered in for 10 total spaces this includes the 1 on site.

This space is credited at a rate which is calculated at 1 space per 200 gross sq. feet of area (general retail) or 12 spaces this includes the 1 on site. That leaves the applicant with a 2 parking spaces deficit. The cost per space is \$1,000 and they are seeking the special exception for 13 spaces.

Staff is in support of their request; we think the use of this space fits nicely into our downtown retail/service offerings. We would suggest that you set a public hearing for their special exception request at your next available meeting.

Please feel free to call me if you have any questions.

Count Activity Differentials Report

Created on 11/24/2025 09:57

Report Dates: 11/10/25 07:00 - 11/10/25 18:00

Total number of records: 11

Facility Name: City of Rochester - West Ramp

Count Type: Occupied

Facility: City of Rochester - West Ramp

Date and Time	Contract	Facility	Transient
11/10/2025 07:00	2	9	33
11/10/2025 08:00	10	18	34
11/10/2025 09:00	34	45	37
11/10/2025 10:00	58	80	48
11/10/2025 11:00	64	83	45
11/10/2025 12:00	67	92	51
11/10/2025 13:00	69	98	55
11/10/2025 14:00	58	90	58
11/10/2025 15:00	54	80	52
11/10/2025 16:00	51	73	48
11/10/2025 17:00	42	68	52

Count Activity Differentials Report

Created on 11/24/2025 09:57

Report Dates: 11/11/25 07:00 - 11/11/25 18:00

Total number of records: 11

Facility Name: City of Rochester - West Ramp

Count Type: Occupied

Facility: City of Rochester - West Ramp

Date and Time	Contract	Facility	Transient
11/11/2025 07:00	3	11	34
11/11/2025 08:00	9	16	33
11/11/2025 09:00	33	45	38
11/11/2025 10:01	58	84	52
11/11/2025 11:00	67	95	54
11/11/2025 12:00	73	104	57
11/11/2025 13:00	73	115	68
11/11/2025 14:00	76	112	62
11/11/2025 15:00	76	108	58
11/11/2025 16:00	72	99	53
11/11/2025 17:00	54	97	69

Count Activity Differentials Report

Created on 11/24/2025 09:57

Report Dates: 11/12/25 07:00 - 11/12/25 18:00

Total number of records: 10

Facility Name: City of Rochester - West Ramp

Count Type: Occupied

Facility: City of Rochester - West Ramp

Date and Time	Contract	Facility	Transient
11/12/2025 07:00	0	12	38
11/12/2025 08:00	12	25	39
11/12/2025 10:00	58	84	52
11/12/2025 11:00	68	104	62
11/12/2025 12:00	75	118	69
11/12/2025 13:00	83	125	68
11/12/2025 14:00	85	123	64
11/12/2025 15:00	82	110	54
11/12/2025 16:00	77	108	57
11/12/2025 17:00	62	100	64

Count Activity Differentials Report

Created on 11/24/2025 10:04

Report Dates: 11/13/25 07:00 - 11/13/25 18:00

Total number of records: 11

Facility Name: City of Rochester - Lower East Ramp

Count Type: Occupied

Facility: City of Rochester - Lower East Ramp

Date and Time	Contract	Facility	Transient
11/13/2025 07:00	-20	2	27
11/13/2025 08:00	-12	10	27
11/13/2025 09:00	-7	16	28
11/13/2025 10:00	3	34	36
11/13/2025 11:00	8	44	41
11/13/2025 12:00	11	56	52
11/13/2025 13:00	6	50	51
11/13/2025 14:00	10	54	51
11/13/2025 15:00	12	49	44
11/13/2025 16:00	9	47	45
11/13/2025 17:00	5	46	48

Count Activity Differentials Report

Created on 11/24/2025 10:04

Report Dates: 11/14/25 07:00 - 11/14/25 18:00

Page 1 of 1

Total number of records: 11

Facility Name: City of Rochester - Lower East Ramp

Count Type: Occupied

Facility: City of Rochester - Lower East Ramp

Date and Time	Contract	Facility	Transient
11/14/2025 07:00	-21	1	29
11/14/2025 08:00	-18	3	28
11/14/2025 09:00	-10	13	30
11/14/2025 10:00	0	38	45
11/14/2025 11:00	0	42	49
11/14/2025 12:00	3	49	53
11/14/2025 13:00	2	50	57
11/14/2025 14:00	2	47	54
11/14/2025 15:00	1	44	52
11/14/2025 16:00	1	42	50
11/14/2025 17:00	-4	38	51

Count Activity Differentials Report

Created on 11/24/2025 10:04

Report Dates: 11/15/25 07:00 - 11/15/25 18:00

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Total number of records: 11

Facility Name: City of Rochester - Lower East Ramp

Count Type: Occupied

Facility: City of Rochester - Lower East Ramp

Date and Time	Contract	Facility	Transient
11/15/2025 07:00	-20	1	32
11/15/2025 08:00	-17	4	32
11/15/2025 09:00	-13	11	35
11/15/2025 10:00	-8	30	49
11/15/2025 11:00	-7	35	53
11/15/2025 12:00	-4	37	52
11/15/2025 13:00	-4	47	62
11/15/2025 14:00	-5	44	60
11/15/2025 15:00	-6	34	51
11/15/2025 16:00	-5	34	50
11/15/2025 17:00	-9	38	58

Count Activity Differentials Report

Created on 11/24/2025 10:04

Report Dates: 11/16/25 07:00 - 11/16/25 18:00

Total number of records: 11

Facility Name: City of Rochester - Lower East Ramp

Count Type: Occupied

Facility: City of Rochester - Lower East Ramp

Date and Time	Contract	Facility	Transient
11/16/2025 07:00	-21	5	38
11/16/2025 08:00	-21	5	38
11/16/2025 09:00	-21	5	38
11/16/2025 10:00	-22	4	38
11/16/2025 11:00	-21	7	40
11/16/2025 12:00	-19	17	48
11/16/2025 13:00	-19	30	61
11/16/2025 14:00	-18	37	67
11/16/2025 15:00	-18	46	76
11/16/2025 16:00	-18	52	82
11/16/2025 17:00	-18	55	85

Count Activity Differentials Report

Created on 11/24/2025 10:04

Report Dates: 11/17/25 07:00 - 11/17/25 18:00

Total number of records: 11

Facility Name: City of Rochester - Lower East Ramp

Count Type: Occupied

Facility: City of Rochester - Lower East Ramp

Date and Time	Contract	Facility	Transient
11/17/2025 07:00	-18	10	10
11/17/2025 08:00	-14	15	11
11/17/2025 09:00	-8	25	15
11/17/2025 10:00	14	24	10
11/17/2025 11:00	15	29	14
11/17/2025 12:00	18	37	18
11/17/2025 13:00	22	43	20
11/17/2025 14:00	21	37	15
11/17/2025 15:00	24	44	19
11/17/2025 16:00	20	41	20
11/17/2025 17:00	18	39	20

Count Activity Differentials Report

Created on 11/24/2025 10:04

Report Dates: 11/18/25 07:00 - 11/18/25 18:00

Total number of records: 11

Facility Name: City of Rochester - Lower East Ramp

Count Type: Occupied

Facility: City of Rochester - Lower East Ramp

Date and Time	Contract	Facility	Transient
11/18/2025 07:00	-1	6	6
11/18/2025 08:00	1	8	6
11/18/2025 09:00	12	20	7
11/18/2025 10:01	21	33	11
11/18/2025 11:00	28	45	16
11/18/2025 12:00	32	55	22
11/18/2025 13:00	25	52	26
11/18/2025 14:00	30	58	27
11/18/2025 15:00	28	51	22
11/18/2025 16:00	26	57	30
11/18/2025 17:00	19	56	36

Count Activity Differentials Report

Created on 11/24/2025 10:04

Report Dates: 11/19/25 07:00 - 11/19/25 18:00

Total number of records: 11

Facility Name: City of Rochester - Lower East Ramp

Count Type: Occupied

Facility: City of Rochester - Lower East Ramp

Date and Time	Contract	Facility	Transient
11/19/2025 07:00	-3	5	7
11/19/2025 08:00	3	12	8
11/19/2025 09:00	10	19	8
11/19/2025 10:00	21	37	15
11/19/2025 11:00	24	50	25
11/19/2025 12:00	27	58	30
11/19/2025 13:00	26	59	32
11/19/2025 14:00	28	56	27
11/19/2025 15:00	27	56	28
11/19/2025 16:00	22	53	30
11/19/2025 17:00	17	46	28

Count Activity Differentials Report

Created on 11/24/2025 10:04

Report Dates: 11/20/25 07:00 - 11/20/25 18:00

Total number of records: 11

Facility Name: City of Rochester - Lower East Ramp

Count Type: Occupied

Facility: City of Rochester - Lower East Ramp

Date and Time	Contract	Facility	Transient
11/20/2025 07:00	-1	7	7
11/20/2025 08:00	4	13	8
11/20/2025 09:00	14	23	8
11/20/2025 10:00	29	49	19
11/20/2025 11:00	34	60	25
11/20/2025 12:00	36	64	27
11/20/2025 13:00	33	64	30
11/20/2025 14:00	35	67	31
11/20/2025 15:00	35	64	28
11/20/2025 16:00	29	63	33
11/20/2025 17:00	18	61	42

Count Activity Differentials Report

Created on 11/24/2025 10:04

Report Dates: 11/21/25 07:00 - 11/21/25 18:00

Total number of records: 11

Facility Name: City of Rochester - Lower East Ramp

Count Type: Occupied

Facility: City of Rochester - Lower East Ramp

Date and Time	Contract	Facility	Transient
11/21/2025 07:00	-4	4	7
11/21/2025 08:00	0	8	7
11/21/2025 09:00	12	26	13
11/21/2025 10:00	24	50	25
11/21/2025 11:00	29	61	31
11/21/2025 12:00	32	67	34
11/21/2025 13:00	29	76	46
11/21/2025 14:00	26	66	39
11/21/2025 15:00	23	61	37
11/21/2025 16:00	21	58	36
11/21/2025 17:00	21	71	49

Count Activity Differentials Report

Created on 11/24/2025 10:04

Report Dates: 11/22/25 07:00 - 11/22/25 18:00

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Total number of records: 11

Facility Name: City of Rochester - Lower East Ramp

Count Type: Occupied

Facility: City of Rochester - Lower East Ramp

Date and Time	Contract	Facility	Transient
11/22/2025 07:00	-1	9	10
11/22/2025 08:00	2	15	13
11/22/2025 09:00	7	29	22
11/22/2025 10:00	11	36	25
11/22/2025 11:00	11	39	28
11/22/2025 12:00	14	53	39
11/22/2025 13:00	14	55	41
11/22/2025 14:00	14	48	34
11/22/2025 15:00	12	43	31
11/22/2025 16:00	13	40	27
11/22/2025 17:00	10	36	26

Count Activity Differentials Report

Created on 11/24/2025 10:04

Report Dates: 11/23/25 07:00 - 11/23/25 18:00

Page 1 of 1

Total number of records: 11

Facility Name: City of Rochester - Lower East Ramp

Count Type: Occupied

Facility: City of Rochester - Lower East Ramp

Date and Time	Contract	Facility	Transient
11/23/2025 07:00	-3	7	10
11/23/2025 08:00	-3	7	10
11/23/2025 09:00	-4	6	10
11/23/2025 10:00	-4	5	9
11/23/2025 11:00	-1	8	9
11/23/2025 12:00	0	15	15
11/23/2025 13:00	1	17	16
11/23/2025 14:00	1	22	21
11/23/2025 15:00	1	19	18
11/23/2025 16:00	0	15	16
11/23/2025 17:00	0	12	13

WEST PLATFORM PARKING STUDY

West Parking Deck (297) - # of occupied spaces

	7/15/2025	7/16/2025	7/18/2025	7/22/2025	7/24/2025	7/26/2025
4PM	119	133	155	118	107	99
8PM	93	56	297	87	88	195

Entry Exit Report

Created on 11/24/2025 09:21

Report Dates: 11/10/25 06:00 - 11/10/25 18:00

ALL ACTIVITY

Available Spaces: 0

Total Spaces Occupied at Start: 2564

Facility Name: City of Rochester - West Ramp

Time Interval	Entry Vehicles	%	Exit Vehicles	%	Occupied Spaces	% Full
0:00 - 0:59	0	0.00%	0	0.00%	2564	
1:00 - 1:59	0	0.00%	0	0.00%	2564	
2:00 - 2:59	0	0.00%	0	0.00%	2564	
3:00 - 3:59	0	0.00%	0	0.00%	2564	
4:00 - 4:59	0	0.00%	0	0.00%	2564	
5:00 - 5:59	0	0.00%	0	0.00%	2564	
6:00 - 6:59	1	0.41%	0	0.00%	2565	
7:00 - 7:59	10	4.10%	1	0.54%	2574	
8:00 - 8:59	29	11.89%	2	1.08%	2601	
9:00 - 9:59	39	15.98%	4	2.15%	2636	
10:00 - 10:59	21	8.61%	18	9.68%	2629	
11:00 - 11:59	22	9.02%	12	6.45%	2649	
12:00 - 12:59	23	9.43%	18	9.68%	2654	
13:00 - 13:59	21	8.61%	29	15.59%	2646	
14:00 - 14:59	11	4.51%	21	11.29%	2636	
15:00 - 15:59	18	7.38%	25	13.44%	2629	
16:00 - 16:59	16	6.56%	20	10.75%	2625	
17:00 - 17:59	33	13.52%	35	18.82%	2623	
18:00 - 18:59	0	0.00%	1	0.54%	2622	
19:00 - 19:59	0	0.00%	0	0.00%	2622	
20:00 - 20:59	0	0.00%	0	0.00%	2622	
21:00 - 21:59	0	0.00%	0	0.00%	2622	
22:00 - 22:59	0	0.00%	0	0.00%	2622	
23:00 - 23:59	0	0.00%	0	0.00%	2622	

Totals 244 166
 Minimum number of entries: 0 Minimum number of exits: 0
 Maximum number of entries: 39 Maximum number of exits: 35

Entry Exit Report

Created on 11/24/2025 09:21

Report Dates: 11/11/25 06:00 - 11/11/25 18:00

TRANSIENT ACTIVITY

Available Spaces: 0

Spaces Occupied at Start: 1863

Facility Name: City of Rochester - West Ramp

Time Interval	Entry Vehicles	%	Exit Vehicles	%	Occupied Spaces	% Full
0:00 - 0:59	0	0.00%	0	0.00%	1863	
1:00 - 1:59	0	0.00%	0	0.00%	1863	
2:00 - 2:59	0	0.00%	0	0.00%	1863	
3:00 - 3:59	0	0.00%	0	0.00%	1863	
4:00 - 4:59	0	0.00%	0	0.00%	1863	
5:00 - 5:59	0	0.00%	0	0.00%	1863	
6:00 - 6:59	0	0.00%	0	0.00%	1863	
7:00 - 7:59	2	1.27%	2	1.79%	1863	
8:00 - 8:59	5	3.19%	1	0.89%	1867	
9:00 - 9:59	17	10.83%	3	2.68%	1881	
10:00 - 10:59	9	5.72%	6	5.26%	1884	
11:00 - 11:59	17	10.83%	15	13.39%	1886	
12:00 - 12:59	17	10.83%	6	5.36%	1897	
13:00 - 13:59	12	7.64%	17	15.10%	1892	
14:00 - 14:59	12	7.64%	16	14.29%	1888	
15:00 - 15:59	14	8.92%	19	16.96%	1883	
16:00 - 16:59	29	18.47%	14	12.50%	1899	
17:00 - 17:59	23	14.65%	13	11.61%	1908	
18:00 - 18:59	0	0.00%	0	0.00%	1908	
19:00 - 19:59	0	0.00%	0	0.00%	1908	
20:00 - 20:59	0	0.00%	0	0.00%	1908	
21:00 - 21:59	0	0.00%	0	0.00%	1908	
22:00 - 22:59	0	0.00%	0	0.00%	1908	
23:00 - 23:59	0	0.00%	0	0.00%	1908	

Totals 157

112

Minimum number of entries: 0

Minimum number of exits: 0

Maximum number of entries: 29

Maximum number of exits: 19

Entry Exit Report

Created on 11/24/2025 09:21

Report Dates: 11/12/25 06:00 - 11/12/25 18:00

ALL ACTIVITY

Available Spaces: 0

Total Spaces Occupied at Start: 2526

Facility Name: City of Rochester - West Ramp

Time Interval	Entry Vehicles	%	Exit Vehicles	%	Occupied Spaces	% Full
0:00 - 0:59	0	0.00%	0	0.00%	2526	
1:00 - 1:59	0	0.00%	0	0.00%	2526	
2:00 - 2:59	0	0.00%	0	0.00%	2526	
3:00 - 3:59	0	0.00%	0	0.00%	2526	
4:00 - 4:59	0	0.00%	0	0.00%	2526	
5:00 - 5:59	0	0.00%	0	0.00%	2526	
6:00 - 6:59	6	2.11%	0	0.00%	2532	
7:00 - 7:59	14	4.91%	1	0.49%	2545	
8:00 - 8:59	29	10.18%	4	1.96%	2570	
9:00 - 9:59	38	13.33%	5	2.45%	2603	
10:00 - 10:59	31	10.88%	10	4.90%	2624	
11:00 - 11:59	32	11.23%	18	8.82%	2638	
12:00 - 12:59	29	10.18%	22	10.78%	2645	
13:00 - 13:59	18	6.22%	20	9.80%	2643	
14:00 - 14:59	15	5.26%	28	13.73%	2630	
15:00 - 15:59	24	8.42%	25	12.25%	2629	
16:00 - 16:59	25	8.77%	35	17.16%	2619	
17:00 - 17:59	23	8.07%	36	17.65%	2606	
18:00 - 18:59	1	0.35%	0	0.00%	2607	
19:00 - 19:59	0	0.00%	0	0.00%	2607	
20:00 - 20:59	0	0.00%	0	0.00%	2607	
21:00 - 21:59	0	0.00%	0	0.00%	2607	
22:00 - 22:59	0	0.00%	0	0.00%	2607	
23:00 - 23:59	0	0.00%	0	0.00%	2607	

Totals 285

204

Minimum number of entries: 0

Minimum number of exits: 0

Maximum number of entries: 38

Maximum number of exits: 36

Entry Exit Report

Created on 11/24/2025 09:21

Report Dates: 11/13/25 06:00 - 11/13/25 18:00

ALL ACTIVITY

Available Spaces: 0

Total Spaces Occupied at Start: 2533

Facility Name: City of Rochester - West Ramp

Time Interval	Entry Vehicles	%	Exit Vehicles	%	Occupied Spaces	% Full
0:00 - 0:59	0	0.00%	0	0.00%	2533	
1:00 - 1:59	0	0.00%	0	0.00%	2533	
2:00 - 2:59	0	0.00%	0	0.00%	2533	
3:00 - 3:59	0	0.00%	0	0.00%	2533	
4:00 - 4:59	0	0.00%	0	0.00%	2533	
5:00 - 5:59	0	0.00%	0	0.00%	2533	
6:00 - 6:59	1	0.34%	0	0.00%	2534	
7:00 - 7:59	11	2.74%	2	0.98%	2542	
8:00 - 8:59	31	10.54%	1	0.49%	2579	
9:00 - 9:59	41	13.95%	2	1.47%	2611	
10:00 - 10:59	30	10.30%	11	3.39%	2630	
11:00 - 11:59	31	10.54%	19	9.31%	2642	
12:00 - 12:59	25	8.50%	25	12.25%	2642	
13:00 - 13:59	19	6.12%	22	10.78%	2638	
14:00 - 14:59	21	7.14%	18	8.82%	2641	
15:00 - 15:59	25	8.50%	25	12.25%	2641	
16:00 - 16:59	27	9.18%	42	20.59%	2626	
17:00 - 17:59	33	11.22%	35	17.16%	2624	
18:00 - 18:59	0	0.00%	1	0.49%	2623	
19:00 - 19:59	0	0.00%	0	0.00%	2623	
20:00 - 20:59	0	0.00%	0	0.00%	2623	
21:00 - 21:59	0	0.00%	0	0.00%	2623	
22:00 - 22:59	0	0.00%	0	0.00%	2623	
23:00 - 23:59	0	0.00%	0	0.00%	2623	

Totals 294

204

Minimum number of entries: 0

Minimum number of exits: 0

Maximum number of entries: 41

Maximum number of exits: 42

Entry Exit Report

Created on 11/24/2025 09:21

Report Dates: 11/14/25 06:00 - 11/14/25 18:00

ALL ACTIVITY

Available Spaces: 0

Total Spaces Occupied at Start: 2510

Facility Name: City of Rochester - West Rmp

Time Interval	Entry Vehicles	%	Exit Vehicles	%	Occupied Spaces	% Full
0:00 - 0:59	0	0.00%	0	0.00%	2510	
1:00 - 1:59	0	0.00%	0	0.00%	2510	
2:00 - 2:59	0	0.00%	0	0.00%	2510	
3:00 - 3:59	0	0.00%	0	0.00%	2510	
4:00 - 4:59	0	0.00%	0	0.00%	2510	
5:00 - 5:59	0	0.00%	0	0.00%	2510	
6:00 - 6:59	3	0.68%	0	0.00%	2513	
7:00 - 7:59	4	0.90%	1	0.42%	2516	
8:00 - 8:59	29	6.56%	0	0.00%	2545	
9:00 - 9:59	32	7.24%	8	3.35%	2569	
10:00 - 10:59	31	7.01%	9	2.25%	2592	
11:00 - 11:59	34	7.69%	24	10.04%	2602	
12:00 - 12:59	33	7.47%	22	9.21%	2613	
13:00 - 13:59	27	6.11%	20	12.55%	2610	
14:00 - 14:59	28	6.33%	20	12.55%	2608	
15:00 - 15:59	42	9.50%	27	11.20%	2623	
16:00 - 16:59	67	15.16%	42	17.99%	2647	
17:00 - 17:59	110	24.89%	46	19.25%	2711	
18:00 - 18:59	2	0.45%	0	0.00%	2713	
19:00 - 19:59	0	0.00%	0	0.00%	2713	
20:00 - 20:59	0	0.00%	0	0.00%	2713	
21:00 - 21:59	0	0.00%	0	0.00%	2713	
22:00 - 22:59	0	0.00%	0	0.00%	2713	
23:00 - 23:59	0	0.00%	0	0.00%	2713	

Totals 442

239

Minimum number of entries: 0

Minimum number of exits: 0

Maximum number of entries: 110

Maximum number of exits: 46

Entry Exit Report

Created on 11/24/2025 09:21

Report Dates: 11/15/25 06:00 - 11/15/25 18:00

ALL ACTIVITY

Available Spaces: 0

Total Spaces Occupied at Start: 2654

Facility Name: City of Rochester - West Ramp

Time Interval	Entry Vehicles	%	Exit Vehicles	%	Occupied Spaces	% Full
0:00 - 0:59	0	0.00%	0	0.00%	2654	
1:00 - 1:59	0	0.00%	0	0.00%	2654	
2:00 - 2:59	0	0.00%	0	0.00%	2654	
3:00 - 3:59	0	0.00%	0	0.00%	2654	
4:00 - 4:59	0	0.00%	0	0.00%	2654	
5:00 - 5:59	0	0.00%	0	0.00%	2654	
6:00 - 6:59	0	0.00%	0	0.00%	2654	
7:00 - 7:59	11	2.68%	1	0.40%	2664	
8:00 - 8:59	25	6.10%	4	1.55%	2685	
9:00 - 9:59	25	6.10%	10	3.98%	2700	
10:00 - 10:59	32	7.80%	22	8.76%	2710	
11:00 - 11:59	40	9.76%	16	6.37%	2724	
12:00 - 12:59	43	10.49%	28	11.16%	2749	
13:00 - 13:59	35	8.54%	34	13.55%	2750	
14:00 - 14:59	34	8.29%	31	12.35%	2753	
15:00 - 15:59	32	8.05%	35	13.94%	2751	
16:00 - 16:59	44	10.73%	34	13.55%	2761	
17:00 - 17:59	86	20.98%	36	14.34%	2811	
18:00 - 18:59	2	0.49%	0	0.00%	2813	
19:00 - 19:59	0	0.00%	0	0.00%	2813	
20:00 - 20:59	0	0.00%	0	0.00%	2813	
21:00 - 21:59	0	0.00%	0	0.00%	2813	
22:00 - 22:59	0	0.00%	0	0.00%	2813	
23:00 - 23:59	0	0.00%	0	0.00%	2813	

Totals 410

251

Minimum number of entries: 0

Minimum number of exits: 0

Maximum number of entries: 86

Maximum number of exits: 36

Entry Exit Report

Created on 11/24/2025 09:21 Report Dates: 11/17/25 06:00 - 11/17/25 18:00

ALL ACTIVITY

Available Spaces: 0

Total Spaces Occupied at Start: 2785

Facility Name: City of Rochester - West Ramp

Time Interval	Entry Vehicles	%	Exit Vehicles	%	Occupied Spaces	% Full
0:00 - 0:59	0	0.00%	0	0.00%	2785	
1:00 - 1:59	0	0.00%	0	0.00%	2785	
2:00 - 2:59	0	0.00%	0	0.00%	2785	
3:00 - 3:59	0	0.00%	0	0.00%	2785	
4:00 - 4:59	0	0.00%	0	0.00%	2785	
5:00 - 5:59	0	0.00%	0	0.00%	2785	
6:00 - 6:59	1	0.45%	0	0.00%	2786	
7:00 - 7:59	9	4.04%	1	0.60%	2794	
8:00 - 8:59	20	8.97%	1	0.60%	2813	
9:00 - 9:59	40	17.94%	3	1.80%	2850	
10:00 - 10:59	25	11.21%	6	3.55%	2869	
11:00 - 11:59	19	8.52%	12	7.19%	2876	
12:00 - 12:59	22	9.87%	20	11.98%	2878	
13:00 - 13:59	11	4.93%	24	14.37%	2865	
14:00 - 14:59	19	8.52%	16	9.58%	2868	
15:00 - 15:59	22	9.87%	24	14.37%	2866	
16:00 - 16:59	13	5.83%	30	17.96%	2849	
17:00 - 17:59	22	9.87%	29	17.37%	2842	
18:00 - 18:59	0	0.00%	1	0.60%	2841	
19:00 - 19:59	0	0.00%	0	0.00%	2841	
20:00 - 20:59	0	0.00%	0	0.00%	2841	
21:00 - 21:59	0	0.00%	0	0.00%	2841	
22:00 - 22:59	0	0.00%	0	0.00%	2841	
23:00 - 23:59	0	0.00%	0	0.00%	2841	

Totals: 223 167
 Minimum number of entries: 0 Minimum number of exits: 0
 Maximum number of entries: 40 Maximum number of exits: 30

Entry Exit Report

Created on 11/24/2025 09:21

Report Dates: 11/18/25 06:00 - 11/18/25 18:00

ALL ACTIVITY

Available Spaces: 0

Total Spaces Occupied at Start: 2756

Facility Names: City of Rochester - West Ramp

Time Interval	Entry Vehicles	%	Exit Vehicles	%	Occupied Spaces	% Full
0:00 - 0:59	0	0.00%	0	0.00%	2756	
1:00 - 1:59	0	0.00%	0	0.00%	2756	
2:00 - 2:59	0	0.00%	0	0.00%	2756	
3:00 - 3:59	0	0.00%	0	0.00%	2756	
4:00 - 4:59	0	0.00%	0	0.00%	2756	
5:00 - 5:59	0	0.00%	0	0.00%	2756	
6:00 - 6:59	1	0.35%	0	0.00%	2757	
7:00 - 7:59	7	2.46%	0	0.00%	2764	
8:00 - 8:59	30	10.56%	0	0.00%	2794	
9:00 - 9:59	35	12.73%	5	2.84%	2828	
10:00 - 10:59	32	11.27%	6	3.41%	2854	
11:00 - 11:59	20	7.04%	12	6.82%	2862	
12:00 - 12:59	27	9.51%	24	13.64%	2865	
13:00 - 13:59	25	8.80%	16	9.09%	2871	
14:00 - 14:59	31	7.39%	19	10.80%	2876	
15:00 - 15:59	17	5.99%	28	15.92%	2865	
16:00 - 16:59	30	10.56%	33	18.75%	2862	
17:00 - 17:59	34	11.97%	33	18.75%	2863	
18:00 - 18:59	1	0.35%	0	0.00%	2864	
19:00 - 19:59	0	0.00%	0	0.00%	2864	
20:00 - 20:59	0	0.00%	0	0.00%	2864	
21:00 - 21:59	0	0.00%	0	0.00%	2864	
22:00 - 22:59	0	0.00%	0	0.00%	2864	
23:00 - 23:59	0	0.00%	0	0.00%	2864	

Totals 284 176

Minimum number of entries: 0

Minimum number of exits: 0

Maximum number of entries: 39

Maximum number of exits: 33

Entry Exit Report

Created on 11/24/2025 09:21 Report Dates: 11/19/25 06:00 - 11/19/25 18:00

ALL ACTIVITY

Available Spaces: 0

Total Spaces Occupied at Start: 2764

Facility Name: City of Rochester - West Ramp

Time Interval	Entry Vehicles	%	Exit Vehicles	%	Occupied Spaces	% Full
0:00 - 0:59	0	0.00%	0	0.00%	2764	
1:00 - 1:59	0	0.00%	0	0.00%	2764	
2:00 - 2:59	0	0.00%	0	0.00%	2764	
3:00 - 3:59	0	0.00%	0	0.00%	2764	
4:00 - 4:59	0	0.00%	0	0.00%	2764	
5:00 - 5:59	0	0.00%	0	0.00%	2764	
6:00 - 6:59	3	1.00%	0	0.00%	2767	
7:00 - 7:59	10	3.32%	1	0.32%	2776	
8:00 - 8:59	27	8.97%	4	2.08%	2799	
9:00 - 9:59	42	13.95%	7	3.65%	2834	
10:00 - 10:59	30	9.97%	6	3.13%	2858	
11:00 - 11:59	29	9.63%	19	9.38%	2869	
12:00 - 12:59	24	7.97%	21	10.94%	2872	
13:00 - 13:59	22	7.31%	16	8.23%	2878	
14:00 - 14:59	18	5.98%	15	7.81%	2881	
15:00 - 15:59	19	6.21%	28	14.58%	2872	
16:00 - 16:59	27	8.97%	33	17.19%	2866	
17:00 - 17:59	49	16.28%	43	22.40%	2872	
18:00 - 18:59	1	0.33%	0	0.00%	2873	
19:00 - 19:59	0	0.00%	0	0.00%	2873	
20:00 - 20:59	0	0.00%	0	0.00%	2873	
21:00 - 21:59	0	0.00%	0	0.00%	2873	
22:00 - 22:59	0	0.00%	0	0.00%	2873	
23:00 - 23:59	0	0.00%	0	0.00%	2873	

Totals 301 192
 Minimum number of entries: 0 Minimum number of exits: 0
 Maximum number of entries: 49 Maximum number of exits: 43

Entry Exit Report

Created on 11/24/2025 09:21 Report Dates: 11/20/25 06:00 - 11/20/25 18:00

ALL ACTIVITY

Available Spaces: 0

Total Spaces Occupied at Start: 2884

Facility Name: City of Rochester - West Ramp

Time Interval	Entry Vehicles	%	Exit Vehicles	%	Occupied Spaces	% Full
0:00 - 0:59	0	0.00%	0	0.00%	2884	
1:00 - 1:59	0	0.00%	0	0.00%	2884	
2:00 - 2:59	0	0.00%	0	0.00%	2884	
3:00 - 3:59	0	0.00%	0	0.00%	2884	
4:00 - 4:59	0	0.00%	0	0.00%	2884	
5:00 - 5:59	0	0.00%	0	0.00%	2884	
6:00 - 6:59	2	0.69%	0	0.00%	2886	
7:00 - 7:59	10	3.38%	7	1.05%	2894	
8:00 - 8:59	32	10.81%	0	0.00%	2926	
9:00 - 9:59	46	16.23%	5	2.62%	2969	
10:00 - 10:59	21	7.09%	12	6.28%	2978	
11:00 - 11:59	37	12.50%	11	5.76%	3004	
12:00 - 12:59	21	7.09%	18	9.42%	3007	
13:00 - 13:59	23	7.77%	17	8.90%	3013	
14:00 - 14:59	24	8.11%	37	19.37%	3000	
15:00 - 15:59	14	4.73%	16	8.38%	2998	
16:00 - 16:59	26	9.46%	34	17.80%	2992	
17:00 - 17:59	36	12.16%	39	20.42%	2989	
18:00 - 18:59	0	0.00%	0	0.00%	2989	
19:00 - 19:59	0	0.00%	0	0.00%	2989	
20:00 - 20:59	0	0.00%	0	0.00%	2989	
21:00 - 21:59	0	0.00%	0	0.00%	2989	
22:00 - 22:59	0	0.00%	0	0.00%	2989	
23:00 - 23:59	0	0.00%	0	0.00%	2989	

Totals 296 191
 Minimum number of entries: 0 Minimum number of exits: 0
 Maximum number of entries: 48 Maximum number of exits: 39

Entry Exit Report

Created on 11/24/2025 09:21 Report Dates: 11/21/25 06:00 - 11/21/25 18:00

ALL ACTIVITY
Available Spaces: 0

Total Spaces Occupied at Start: 2897

Facility Name: City of Rochester - West Ramp

Time Interval	Entry Vehicles	%	Exit Vehicles	%	Occupied Spaces	% Full
0:00 - 0:59	0	0.00%	0	0.00%	2897	
1:00 - 1:59	0	0.00%	0	0.00%	2897	
2:00 - 2:59	0	0.00%	0	0.00%	2897	
3:00 - 3:59	0	0.00%	0	0.00%	2897	
4:00 - 4:59	0	0.00%	0	0.00%	2897	
5:00 - 5:59	0	0.00%	0	0.00%	2897	
6:00 - 6:59	1	0.24%	0	0.00%	2898	
7:00 - 7:59	6	1.45%	1	0.41%	2903	
8:00 - 8:59	20	4.83%	3	1.24%	2920	
9:00 - 9:59	30	12.08%	7	2.89%	2963	
10:00 - 10:59	40	9.66%	10	4.13%	2993	
11:00 - 11:59	35	8.45%	24	14.05%	2994	
12:00 - 12:59	35	8.45%	19	7.85%	3010	
13:00 - 13:59	23	5.56%	28	11.57%	3005	
14:00 - 14:59	26	6.28%	27	11.16%	3004	
15:00 - 15:59	34	8.21%	28	11.57%	3010	
16:00 - 16:59	60	14.49%	42	17.36%	3028	
17:00 - 17:59	82	19.81%	41	16.94%	3069	
18:00 - 18:59	2	0.48%	2	0.83%	3069	
19:00 - 19:59	0	0.00%	0	0.00%	3069	
20:00 - 20:59	0	0.00%	0	0.00%	3069	
21:00 - 21:59	0	0.00%	0	0.00%	3069	
22:00 - 22:59	0	0.00%	0	0.00%	3069	
23:00 - 23:59	0	0.00%	0	0.00%	3069	

Totals 414 242
 Minimum number of entries: 0 Minimum number of exits: 0
 Maximum number of entries: 82 Maximum number of exits: 42

Entry Exit Report

Created on 11/24/2025 09:21

Report Dates: 11/22/25 06:00 - 11/22/25 18:00

ALL ACTIVITY

Available Spaces: 0

Total Spaces Occupied at Start: 2918

Facility Name: City of Rochester - West Ramp

Time Interval	Entry Vehicles	%	Exit Vehicles	%	Occupied Spaces	% Full
0:00 - 0:59	0	0.00%	0	0.00%	2918	
1:00 - 1:59	0	0.00%	0	0.00%	2918	
2:00 - 2:59	0	0.00%	0	0.00%	2918	
3:00 - 3:59	0	0.00%	0	0.00%	2918	
4:00 - 4:59	0	0.00%	0	0.00%	2918	
5:00 - 5:59	0	0.00%	0	0.00%	2918	
6:00 - 6:59	0	0.00%	0	0.00%	2918	
7:00 - 7:59	6	1.61%	1	0.46%	2923	
8:00 - 8:59	18	4.83%	5	2.28%	2936	
9:00 - 9:59	25	6.70%	6	2.74%	2955	
10:00 - 10:59	38	10.19%	19	8.68%	2974	
11:00 - 11:59	31	8.31%	19	8.66%	2986	
12:00 - 12:59	30	8.04%	29	13.24%	2987	
13:00 - 13:59	25	6.70%	23	10.50%	2989	
14:00 - 14:59	28	7.51%	32	14.61%	2985	
15:00 - 15:59	45	12.06%	28	13.79%	3002	
16:00 - 16:59	64	17.16%	22	10.05%	3044	
17:00 - 17:59	61	16.35%	34	15.53%	3071	
18:00 - 18:59	2	0.54%	1	0.46%	3072	
19:00 - 19:59	0	0.00%	0	0.00%	3072	
20:00 - 20:59	0	0.00%	0	0.00%	3072	
21:00 - 21:59	0	0.00%	0	0.00%	3072	
22:00 - 22:59	0	0.00%	0	0.00%	3072	
23:00 - 23:59	0	0.00%	0	0.00%	3072	

Totals 373

219

Minimum number of entries: 0

Minimum number of exits: 0

Maximum number of entries: 64

Maximum number of exits: 34

Entry Exit Report

Created on 11/24/2025 09:21

Report Dates: 11/23/25 06:00 - 11/23/25 18:00

ALL ACTIVITY

Available Spaces: 0

Total Spaces Occupied at Start: 2959

Facility Name: City of Rochester - West Ramp

Time Interval	Entry Vehicles	%	Exit Vehicles	%	Occupied Spaces	% Full
0:00 - 0:59	0	0.00%	0	0.00%	2959	
1:00 - 1:59	0	0.00%	0	0.00%	2959	
2:00 - 2:59	0	0.00%	0	0.00%	2959	
3:00 - 3:59	0	0.00%	0	0.00%	2959	
4:00 - 4:59	0	0.00%	0	0.00%	2959	
5:00 - 5:59	0	0.00%	0	0.00%	2959	
6:00 - 6:59	0	0.00%	0	0.00%	2959	
7:00 - 7:59	0	0.00%	0	0.00%	2959	
8:00 - 8:59	4	3.39%	0	0.00%	2963	
9:00 - 9:59	10	8.47%	4	4.65%	2969	
10:00 - 10:59	5	4.24%	3	3.49%	2971	
11:00 - 11:59	15	12.71%	7	8.14%	2979	
12:00 - 12:59	29	24.58%	12	13.95%	2986	
13:00 - 13:59	9	7.63%	6	6.98%	2999	
14:00 - 14:59	12	10.17%	11	12.79%	3000	
15:00 - 15:59	13	11.02%	16	18.60%	2997	
16:00 - 16:59	7	5.93%	17	19.77%	2987	
17:00 - 17:59	14	11.86%	10	11.63%	2951	
18:00 - 18:59	0	0.00%	0	0.00%	2951	
19:00 - 19:59	0	0.00%	0	0.00%	2951	
20:00 - 20:59	0	0.00%	0	0.00%	2991	
21:00 - 21:59	0	0.00%	0	0.00%	2991	
22:00 - 22:59	0	0.00%	0	0.00%	2991	
23:00 - 23:59	0	0.00%	0	0.00%	2991	

Totals **118** **86**
 Minimum number of entries: 0 Minimum number of exits: 0
 Maximum number of entries: 29 Maximum number of exits: 17



City of Rochester

400 Sixth Street
 Rochester, MI 48307
 P: (248) 651-9061
 F: (248) 651-2624
www.rochestermi.org

PLANNING COMMISSION SITE PLAN PROCEDURE GUIDE

The Rochester Zoning Ordinance requires site plan approval in a number of situations. This Procedure Guide is intended to assist you in processing a site plan. This guide does not replace nor supersede any provisions of the Zoning Ordinance or any other Code of Ordinance of the City. It is recommended that you obtain a copy of the Zoning Ordinance, as amended. The attached form must be submitted with your request for site plan review.

The Planning Commission will examine the impact of the proposed development on adjoining and nearby properties, persons and activities and will, therefore, be interested in the configuration of the new structures, durability and standards of design. The site plan submittal shall accurately depict the location, height, mass of buildings, grading plans and typical elevations and all other data required by Article 27 of the Zoning Ordinance. Site plans deemed to be incomplete may be returned by the city without placing them on the Planning Commission agenda or the Planning Commission may table (postpone) the site plan review without discussion. Final building plans are not required as part of the site plan submittal; however, a Building Permit cannot be issued except for the plans that conform to the site plan and final engineering approval. Site plan approval by the City does not include a finding of conformance with deed restrictions. If the site plan involves a need for variance from the Board of Appeals, the site plan should first be submitted to the Planning Commission so that the Board of Appeals may benefit from the findings of the Planning Commission. In such cases, the Planning Commission may, in its discretion, grant a site plan approval conditioned on Board of Appeals action. The Planning Commission may also refer the matter to the Board of Appeals without taking action on the proposed site plan.

DEADLINES

- Site plan submittals must be received by the Permit Coordinator no later than 4:00 p.m., four (4) weeks prior to the next regular meeting of the Planning Commission.
- On items that have been previously considered by the Planning Commission, the revised submittals must be submitted to the Permit Coordinator no later than 4:00 p.m., three (3) weeks prior to the next regular meeting of the Planning Commission.
- The city will review the submitted documents and inform the applicant when it will be on the schedule for Planning Commission consideration. There are no set timelines for submittals, as they are dependent on thoroughness of the submitted documents and any revisions that are needed.

Note: The Planning Commission normally meets the first Monday of each month at 7:00 p.m. in the Municipal Building, 400 Sixth Street. Please check the city website for the date of each meeting.

REQUIREMENTS

- Provide all required documentation and appropriate fee(s) to the Permit Coordinator at jpeckens@rochestermi.org
- Provide 1 DIGITAL (flash drive) & 9 COPIES of the blueprint drawings of the site plan (pre-folded to ¼ size with the blueprint seal on the outside), including the completed application, any correspondence & written supporting documents.

- Provide a check payable to the City of Rochester for the site plan/special exception/special project/rezoning submittal fee (see page 2 for appropriate fee amounts).

APPEARANCE IS REQUIRED:

APPLICANT OR A REPRESENTATIVE FOR THE APPLICANT MUST ATTEND THE PLANNING COMMISSION MEETING IN ORDER TO ANSWER ANY QUESTIONS BY THE COMMISSION MEMBERS. FAILURE OF THE APPLICANT OR APPLICANT REPRESENTATIVE TO ATTEND THE PLANNING COMMISSION MEETING MAY RESULT IN TABLING CONSIDERATION OF THE SITE PLAN OR DENIAL OF THE SITE PLAN.

SCHEDULE OF FEES:

Until all applicable fees have been paid in full, no action shall be taken on any application or appeal. The schedule of fees shall be as follows:

APPLICATION FOR:	FEE:
ZONING BOARD OF APPEALS	\$ 400
Administrative Processing Fee	\$ 100
Special Planning Commission Meeting	\$ 1500
REZONING APPLICATION	
Administrative Processing Fee	\$ 100
Rezoning Application, less than one acre	\$ 750
Rezoning Application, more than one acre	\$ 50 per additional acre
SITE PLAN APPLICATION	
Administrative Processing Fee	\$ 100
Site Plan Review, less than one acre	\$ 1,250 first review, \$ 500 each review, thereafter, subject to \$ 500 resubmittal fee.
Site Plan Review, more than one acre	\$ 1,250 for 1st acre + \$ 50 per each additional acre, each review, thereafter, subject to \$ 500 resubmittal fee.
CONDOMINIUM PLAN APPLICATION	
Administrative Processing Fee	\$ 100
Condo Project Application, less than one acre	\$ 1,000 first review. Each review, thereafter, subject to \$ 500 resubmittal fee.
Condo Project Application, more than one acre	\$ 1,000 first review + \$ 50 per each additional acre, each review, thereafter, subject to \$ 500 resubmittal fee.

OTHER				
Special Exception Hearing Application		PAID		\$ 500
Special Project Application within a Potential Intensity Change Area (PICA)		OCT 7 - 2025		\$ 500
		CITY OF ROCHESTER		
Community / Traffic Impact Study Review	As	billed	by	City
	Consultant			

In addition to the aforementioned fees, the applicant shall be responsible for all necessary engineering costs incurred by the City in processing applications for rezoning and/or site plan approval. A cash deposit (as determined by Administration) shall be deposited by the applicant with the City before any such engineering costs are incurred. Thereafter, all engineering costs shall be deducted from said deposit as incurred from time to time. In the event that said deposit shall be insufficient to cover all such engineering costs, the applicant shall be required to deposit additional sums as determined by the City to be necessary to completely recover the remainder of said engineering costs prior to the continuation of such engineering services. An applicant's failure to deposit such additional sums shall result in a cessation of further engineering services or building inspections by the City and may constitute an abandonment of the application. Upon completion or abandonment, as provided for below, all remaining deposits on hand shall be refunded to the applicant.

Inactivity on the part of an applicant for a period of ninety (90) days or longer in the processing of a rezoning request and/or a site plan approval request, shall be deemed an abandonment of the application requiring submission of a new application and repayment of the above fees, unless prior approval of the applicable board or commission is obtained for a longer period of delay due to extenuating circumstances.

PLANNING COMMISSION - APPLICATION FOR APPROVAL OF SITE PLAN/SPECIAL EXCEPTION/SPECIAL PROJECT

Return to Permit Coordinator with check & required documents listed on page 1

Date Filed : 10-06-2025 Amount of Review Fee Paid : \$ 600⁰⁰

Approval of the site plan is hereby requested for the following parcel of land in the City of Rochester. This application is submitted with the required number of copies of the site plan and payment of the appropriate review fee. The checklist below has been completed to certify the data contained on the site plan. If the required data is not reflected in the site plan, the appropriate box has been checked and a detailed statement is attached explaining why the data is not provided. I understand that if my site plan is deemed to be incomplete, it may be returned by the city without being placed on the Planning Commission agenda or the Planning Commission my table (postpone) the site plan without discussion. By signing this application, the undersigned hereby grants full authority to the City of Rochester, its agents, employees, representatives and/or appointees to enter upon the undersigned lands and properties for the purpose of inspection and examination incidental hereto.

PROJECT COORDINATOR'S NAME: Peter Kalaj

PROJECT COORDINATOR'S E-MAIL ADDRESS:

----- FandPCompanies@gmail.com

PROJECT COORDINATOR'S PRIMARY PHONE NUMBER:

----- 586-604-6976

1. Name of proposed development: Rochester Pretzel & Candy Co.

2. Location of property: 329 S. Main side of Main St Road, between

Fourth and
Third Roads.

3. Street address: 329 S. Main Street Rochester, MI 48307

4. The property is presently zoned as: CBd

5. The total site area is 0.070 acres(s).

6. Portion of total site being developed: 2,050 sqft

7. It is proposed the property will be developed as:

Pretzel bakery shop

8. A Special Exception is being requested. Yes No.

9. Site Plan - Required Data: Check the appropriate line. If "not provided" line is checked, attach detailed explanation.

PROVIDED	NOT PROVIDED	DESCRIPTION
<input checked="" type="checkbox"/>		a. Date, including revision.
<input checked="" type="checkbox"/>		b. Plan scale of 1" equals 10', 1" = 40'
<input checked="" type="checkbox"/>		c. North arrow.

		d. Inserted location sketch showing location of subject property in the mile section.
✓		e. The seal of one or more of the following: registered architect, registered civil engineer, registered land surveyor, registered landscape architect or registered community planner.
✓		f. Existing and proposed grades at all lot corners and catch basins, and at a plan grid interval of not more than fifty (50) feet along all lot lines, road center lines and on the site and beyond for at least fifty (50) feet. Any proposed change of more than twenty-four (24) inches in the existing grade shall require specific approval by the Planning Commission as part of a site plan. Highlight any grade changes in excess of 24”.
✓		g. Existing building(s) and street(s) on site and within one hundred (100) feet of site.
		h. Center line and existing and proposed right-of-way lines of all streets and roads on property or adjoining roads or streets.
✓		i. Boundaries of subject property including distances and bearings.
✓		j. Proposed buildings and structures on property, including off street parking; walkways, walls, carports and trash receptacles; dimensions of improvements; and acceleration, deceleration and passing lanes, designation of fire lanes and/or other areas in which parking will be prohibited.
✓		k. Any proposed sidewalks or walkways within the right-of-way of adjoining roads or streets.
✓		l. Sufficient information describing the proposed use and occupancy of the premises to ascertain compliance with the use of regulations of the district.
✓		m. As applicable, number of dwelling units, number of bedrooms, number of off-street parking spaces per dwelling unit and per bedroom, percentage of land covered by buildings, total and usable floor areas for purposes of determining off-street parking requirements.
✓		n. Landscape plan including tree inventory. (Section 2800).
	✓	o. Description of utilities including storm drainage; sewage disposal; electrical distribution; telephone and/or television system; natural gas distribution; exterior lighting; water distribution and source; fire hydrant locations; proposed method of solid waste storage, collection and disposal.
✓		p. The cover letter, signed by the owner and prospective developer holding an equitable interest in the property, shall include legal description and acreage of property; existing zoning classification and proposed zoning classification, if different; general description or proposed development; and estimation of timetable of development.

✓	✓	<p>q. The site plan shall be accompanied by architectural sketches showing the proposed building elevations and maximum heights. The site plan package shall also include architectural sketches showing the relationships of the subject building to buildings located to the rear.</p> <p>1) Clearly demonstrate the impact of the proposed building height and bulk on neighboring buildings with "model", color photo or video display.</p>
✓		<p>r. As applicable, the site plan submittal shall be accompanied by an application form, furnished by the Administrative Office, for rezoning.</p>
	✓	<p>s. Exterior lighting plan and design, with photometrics.</p>

10. Present

Peter Halaig (F&P Companies)

landowner:

E-MAIL: fandpcompanies@gmail.com

Address: 300 Camelot Way Rochester, MI 48306

City: Rochester State: MI Zip: 48306 Phone: 586-103-6678

11. Firm or individual requesting site plan approval:

E-MAIL: fandpcompanies@gmail.com

Address: 329 S Main St

City: Rochester State: MI Zip: 48306 Phone:

Signature

Peter Halaig

of

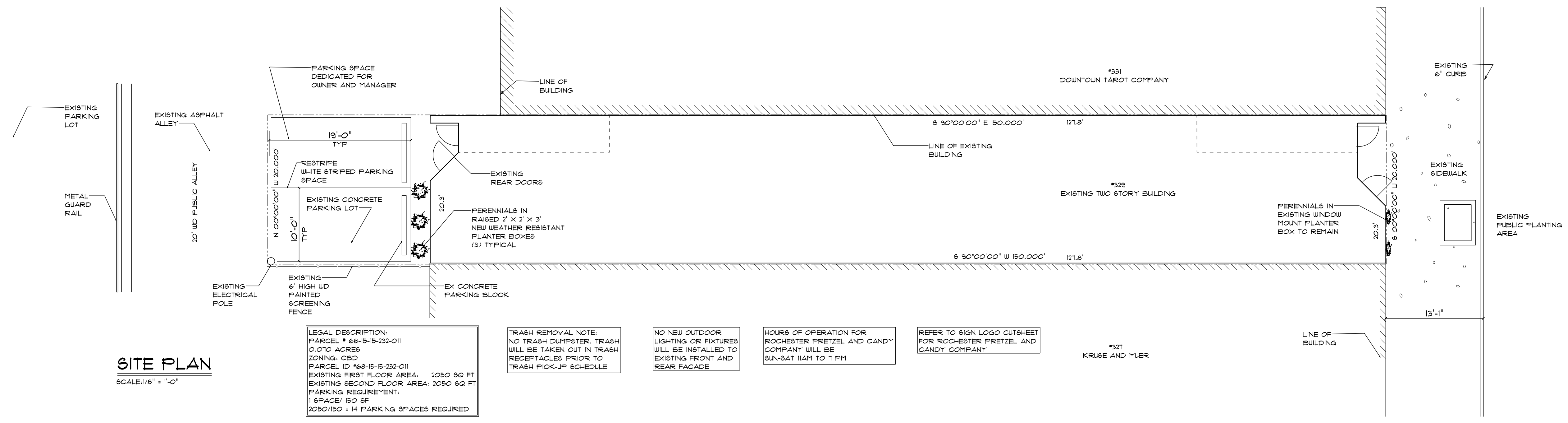
Applicant

Print Name

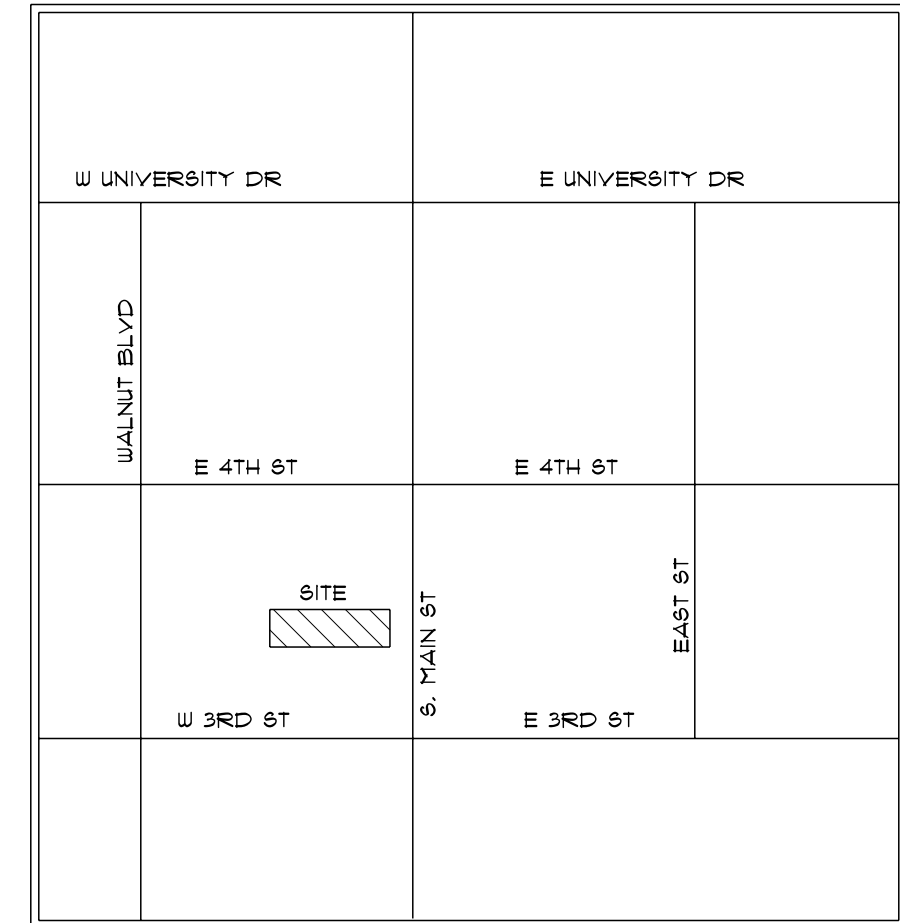
Peter Halaig

Date

10-06-2025



SITE PLAN
SCALE: 1/8" = 1'-0"



LOCATION MAP
SCALE: NO SCALE

LEGAL DESCRIPTION:
PARCEL # 69-15-15-232-011
0.070 ACRES
ZONING: CBD
PARCEL ID #69-15-15-232-011
EXISTING FIRST FLOOR AREA: 2050 SQ FT
EXISTING SECOND FLOOR AREA: 2050 SQ FT
PARKING REQUIREMENT:
18 SPACE/ 150 SF
2050/150 = 14 PARKING SPACES REQUIRED

TRASH REMOVAL NOTE:
NO TRASH DUMPSTER. TRASH WILL BE TAKEN OUT IN TRASH RECEPTACLES PRIOR TO TRASH PICK-UP SCHEDULE

NO NEW OUTDOOR LIGHTING OR FIXTURES WILL BE INSTALLED TO EXISTING FRONT AND REAR FACADE

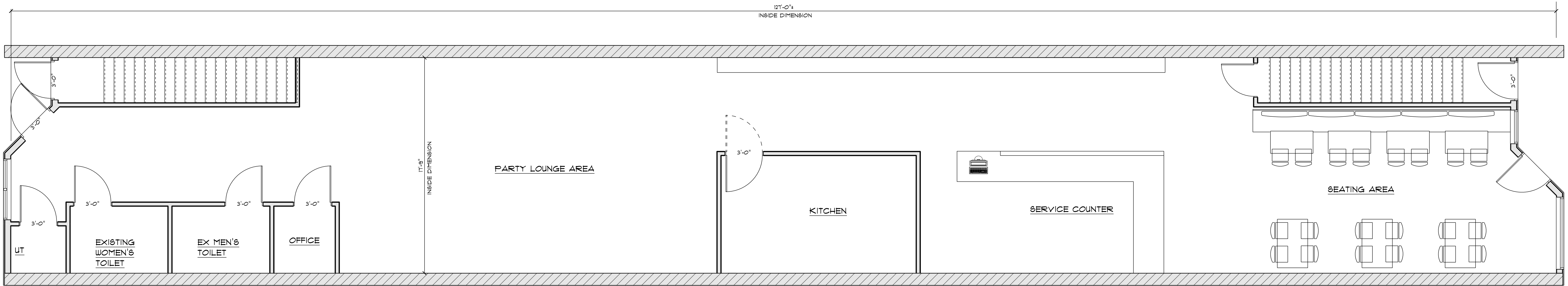
HOURS OF OPERATION FOR ROCHESTER PRETZEL AND CANDY COMPANY WILL BE SUN-SAT 11AM TO 1 PM

REFER TO SIGN LOGO CUTSHEET FOR ROCHESTER PRETZEL AND CANDY COMPANY

PROPOSED USE OF PROJECT:
EXISTING SOL SISTERS STORE IS TO BE RENOVATED WITH A PARTIAL INTERIOR REMODEL AND ALTERATION INTO A NEW PRETZEL AND CANDY STORE

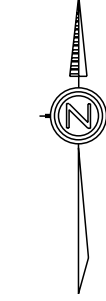
THE EXISTING SECOND FLOOR IS A PILATES STUDIO

EXISTING FRONT FACADE WILL ONLY BE REPAINTED TO MATCH COMPANY LOGO COLORS AND VINYL AWNING RECOVERING



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

S. MAIN ST 100' R.O.W.



POLYARCH INC.
44045 N. GRATIOT AVE.
CLINTON TWP., MI 48036
(313) 466-4669, 4150 (F) 313-466-1859

ENGINEER:
ROBERT ALAN WALZ
ENGINEER
NO. 6201026704
PROFESSIONAL ENGINEER

CLIENT: ROCHESTER PRETZEL & CANDY CO.
379 S. MAIN ST
ROCHESTER, MI

PROJECT: INTERIOR ALTERATION OF EXISTING BUILDING FOR NEW PRETZEL STORE

DATE: 10-6-25
PROJECT NO.: 25-112
DRAWN BY: EKH
CHECKED BY: RAW
REVISION DATE:

SHEET •
A-1



MCKENNA

November 21, 2025

Planning Commission
City of Rochester
400 Sixth Street
Rochester, MI 48307

Subject: Brillati Family Office/134 S. Main Development Project; Preliminary Plan Review #2; Revised site plan set dated 11/7/2025.

Dear Mr. Peckens:

At the City’s request, we have reviewed a proposal from Roger Berent of Roger Berent Architects on behalf of the property owner to renovate an existing 3,220 sq. ft building. The subject site is located on the east side of Main Street, at the entrance to downtown on a 9,000 sq. ft site. The site is zoned, CBD (Central Business District).

The applicant proposes to use the building as a professional office intended for use by the owner and their family members. Per Section 1101 (5) Offices and office buildings of an executive, administrative, or professional nature are permitted on the first floor of buildings on Main Street, south of 2nd Street and north of University Drive.

This preliminary review is to ensure adequate information has been submitted for the plan to be forwarded to Planning Commission to set a date for its hearing and does not constitute a complete site plan review.

REVIEW COMMENTS

The comments below provide a summary of some of the main features of the project. Comments noted in underlined text must be addressed:

1. There are no front yard setback requirements in the CBD; however, the required side yard setback is 10 feet minimum and 35 feet combined. The existing building is nonconforming and located at the 0-setback line on the south side and 24 feet setback on the north side. The plan proposes the addition of a ‘veranda awning’ structure on the north side of the building, reducing the setback to 7.8 feet. This will require a variance from the Zoning Board of Appeals.
2. Lanes of ingress and egress must be clearly striped. The applicant’s response letter states that the striping has been added; however, we don’t see it on the plans.
3. Parking requirement for professional office uses is one (1) space per 300 sq. ft of gross floor area. Based on the building area of 3,220 sq. ft, a total of 11 parking spaces is required. The site plan includes a summary of parking provided but must also include required parking calculations. The plan proposes 3 parking spaces in front of the building on Main Street, 5 parking spaces at the rear of the building off the alley and 2 inside the rear garage for a total of 10 spaces. The site has a parking shortfall of one (1) space.
4. The site currently has access to the rear alley along the north side of the building which the proposed plan eliminates (see image). Existing vegetation in the alley completely blocks the view of vehicles exiting the parking on the rear of the parcel (see image). The applicant’s response letter notes that existing vegetation will be trimmed or removed to maintain sightlines. The vegetation is located on the abutting

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
☎ 248.596.0930
MCKA.COM

Communities for real life.



parcel to the south (120 S. Main) which just received special projects approval and included a plan to maintain the vegetation along the alley in an undisturbed state. Any vegetation removal or trimming must be coordinated with the neighboring property owner and City Administration/Traffic Safety.



Source: Google Maps

5. Per our recommendation, the applicant has revised their site plan to incorporate a 5' wide greenbelt along the subject site's frontage. The creation of this greenbelt results in a continuation of the greenbelt that was approved on the site plan for the subject site to the south.
6. Floor plan for the lower level that was previously submitted must be included with the plan set.
7. Identify location of loading space for the site. The applicant's response letter states that a designated loading area is located at the rear of the building, but we don't see it on the site plan.
8. The plan includes an attractive outdoor landscape area which is mostly enclosed by a 42" tall brick retaining wall. Although the site has limited area, the applicant has maximized the plantings in the available outdoor areas with a mix of ornamental and deciduous trees, shrubs, and grasses.
9. The existing building is constructed of CMU blocks and is in a state of disrepair. The applicant proposes to retain the block and add a façade of cast limestone and brick to the west (front) and north facades. The colors are beige/earth tones with black trim and accents. The proposed architecture creates an attractive west and north façade; however, the south façade is a large blank masonry wall and is visible upon entering the Downtown.

We had previously recommended that the applicant consider adding a band of the primary building material across the south façade or add faux windows with spandrel glass or other designs to provide visual relief to this façade and demonstrate compliance with Section 2118 (1) of the Zoning ordinance.



The applicant has responded that the south facade will only be repaired and painted. Addition of some brick or limestone detailing on the south façade will greatly enhance its appearance on par with the proposed upgrade on the north and west sides. Planning Commission input is sought.

10. No mechanical equipment is shown. The applicant has stated that there are no rooftops units, and any ground mounted units will be screened. Location and screening details for any such equipment must be provided at this time.
11. The site was occupied previously by a dry-cleaning facility. The applicant has noted in their response letter that an environmental clean-up of the site was performed between October 22-Novemebr 5th, under the direction of Applied Environmental and in coordination with EGLE.

RECOMMENDATION

The plan submitted at this time includes the information necessary for preliminary plan consideration. Therefore, we recommend that the Planning Commission place the above-mentioned plan on the next available agenda for public hearing and consideration of site plan approval, subject to the submission of a revised site plan set addressing all of the issues noted in underlined text and any additional feedback received at the meeting.

Respectfully,
McKENNA

Ms. Vidya Krishnan
Senior Principal Planner

Cc: Jeremt Peckens
Nik Banda
Rose McKinney
Jeff Kragt, City Attorney

Subject: Response to Preliminary Plan Review #1 — Brillati Family Office, 134 S. Main Street
Revised Drawing Set Dated 11.07.25

Dear Mr. Peckens,

Thank you for the detailed review letter dated October 24, 2025. We appreciate the City's thorough review and the opportunity to clarify and refine our submittal. The enclosed plans, revised through November 10, 2025, address all technical comments and incorporate clear documentation for ease of verification.

As outlined in our project narrative, this redevelopment represents a significant private investment in downtown Rochester, including full environmental remediation of a former dry-cleaning site and the adaptive reuse of an existing building into a modern, understated family office. Our intent is to maintain the scale, materiality, and rhythm of Main Street while restoring this property to productive use.

Below is a point-by-point summary of how each comment has been addressed in the revised plan set:

1–3. Zoning, Property Lines, and R.O.W.

All zoning, dimension, and right-of-way information has been corrected and labeled per current City standards.

4. Off-Site Work and Retaining Walls

All proposed construction, including retaining walls, is located entirely within the property boundary. A note has been added stating that no work is proposed off-site and that any future coordination with adjacent owners would require written authorization.

5–6. Setbacks and Driveway Access

Existing setbacks and drive widths are labeled; striping for ingress/egress has been added per City requirements.

7. Parking Configuration and Garage Use

Parking counts, including front, rear, and garage spaces, are updated and clearly labeled. The garage will serve the property owner and staff only, with tandem spaces managed internally.

8. Turning Templates

Turning movements are now shown on Sheet C04 confirming adequate maneuvering.

9–10. Rear Access and Vegetation

Notes have been added confirming vegetation on-site will be trimmed or removed to maintain safe sightlines.

11–12. Sidewalk and Greenbelt

The existing 10-foot public sidewalk is labeled. The 5-foot greenbelt continuation from the adjacent south parcel is acknowledged; two front spaces were removed to accommodate this buffer while still maintaining required parking.

13. Clarification of Office Use

The cover sheet includes a "Nature of Business / Project Use" statement confirming this is a private family office used by the property owner and family members for administrative and professional purposes, with minimal traffic and no retail or customer-facing activity.

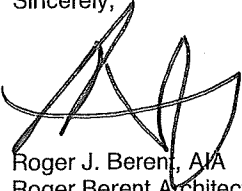
14. Parking Calculations

RECEIVED

ROGER BERENT ARCHITECTS

Please don't hesitate to reach out if additional clarifications are needed.

Sincerely,

A handwritten signature in black ink, appearing to be 'R. Berent', written over a faint, larger version of the signature.

Roger J. Berent, AIA
Roger Berent Architects



City of Rochester

400 Sixth Street
 Rochester, MI 48307
 P: (248) 651-9061
 F: (248) 651-2624
www.rochestermi.org

PLANNING COMMISSION SITE PLAN PROCEDURE GUIDE

The Rochester Zoning Ordinance requires site plan approval in a number of situations. This Procedure Guide is intended to assist you in processing a site plan. This guide does not replace nor supersede any provisions of the Zoning Ordinance or any other Code of Ordinance of the City. It is recommended that you obtain a copy of the Zoning Ordinance, as amended. The attached form must be submitted with your request for site plan review.

The Planning Commission will examine the impact of the proposed development on adjoining and nearby properties, persons and activities and will, therefore, be interested in the configuration of the new structures, durability and standards of design. The site plan submittal shall accurately depict the location, height, mass of buildings, grading plans and typical elevations and all other data required by Article 27 of the Zoning Ordinance. Site plans deemed to be incomplete may be returned by the city without placing them on the Planning Commission agenda or the Planning Commission may table (postpone) the site plan review without discussion. Final building plans are not required as part of the site plan submittal; however, a Building Permit cannot be issued except for the plans that conform to the site plan and final engineering approval. Site plan approval by the City does not include a finding of conformance with deed restrictions. If the site plan involves a need for variance from the Board of Appeals, the site plan should first be submitted to the Planning Commission so that the Board of Appeals may benefit from the findings of the Planning Commission. In such cases, the Planning Commission may, in its discretion, grant a site plan approval conditioned on Board of Appeals action. The Planning Commission may also refer the matter to the Board of Appeals without taking action on the proposed site plan.

DEADLINES

- Site plan submittals must be received by the Permit Coordinator no later than 4:00 p.m., four (4) weeks prior to the next regular meeting of the Planning Commission.
- On items that have been previously considered by the Planning Commission, the revised submittals must be submitted to the Permit Coordinator no later than 4:00 p.m., three (3) weeks prior to the next regular meeting of the Planning Commission.
- The city will review the submitted documents and inform the applicant when it will be on the schedule for Planning Commission consideration. There are no set timelines for submittals, as they are dependent on thoroughness of the submitted documents and any revisions that are needed.

Note: The Planning Commission normally meets the first Monday of each month at 7:00 p.m. in the Municipal Building, 400 Sixth Street. Please check the city website for the date of each meeting.

REQUIREMENTS

- Provide all required documentation and appropriate fee(s) to the Permit Coordinator at jpeckens@rochestermi.org
- Provide 1 DIGITAL (flash drive) & 9 COPIES of the blueprint drawings of the site plan (pre-folded to ¼ size with the blueprint seal on the outside), including the completed application, any correspondence & written supporting documents.

- Provide a check payable to the City of Rochester for the site plan/special exception/special project/rezoning submittal fee (see page 2 for appropriate fee amounts).

APPEARANCE IS REQUIRED:

APPLICANT OR A REPRESENTATIVE FOR THE APPLICANT MUST ATTEND THE PLANNING COMMISSION MEETING IN ORDER TO ANSWER ANY QUESTIONS BY THE COMMISSION MEMBERS. FAILURE OF THE APPLICANT OR APPLICANT REPRESENTATIVE TO ATTEND THE PLANNING COMMISSION MEETING MAY RESULT IN TABLING CONSIDERATION OF THE SITE PLAN OR DENIAL OF THE SITE PLAN.

SCHEDULE OF FEES:

Until all applicable fees have been paid in full, no action shall be taken on any application or appeal. The schedule of fees shall be as follows:

APPLICATION FOR:	FEE:
ZONING BOARD OF APPEALS	\$400
Administrative Processing Fee	\$100
Special Planning Commission Meeting	\$1500
REZONING APPLICATION	
Administrative Processing Fee	\$100
Rezoning Application, less than one acre	\$750
Rezoning Application, more than one acre	\$50 additional per each
SITE PLAN APPLICATION	
Administrative Processing Fee	\$100
Site Plan Review, less than one acre	\$1,250 first review, \$500 each review, thereafter, subject to \$500 resubmittal fee.
Site Plan Review, more than one acre	\$1,250 for 1st acre + \$50 per each additional acre, each review, thereafter, subject to \$500 resubmittal fee.
CONDOMINIUM PLAN APPLICATION	
Administrative Processing Fee	\$100
Condo Project Application, less than one acre	\$1,000 first review. Each review, thereafter, subject to \$500 resubmittal fee.
Condo Project Application, more than one acre	\$1,000 first review + \$50 per each additional acre, each review, thereafter, subject to \$500 resubmittal fee.

OTHER	
Special Exception Hearing Application	\$500
Special Project Application within a Potential Intensity Change Area (PICA)	\$500
Community / Traffic Impact Study Review	As billed by City Consultant

In addition to the aforementioned fees, the applicant shall be responsible for all necessary engineering costs incurred by the City in processing applications for rezoning and/or site plan approval. A cash deposit (as determined by Administration) shall be deposited by the applicant with the City before any such engineering costs are incurred. Thereafter, all engineering costs shall be deducted from said deposit as incurred from time to time. In the event that said deposit shall be insufficient to cover all such engineering costs, the applicant shall be required to deposit additional sums as determined by the City to be necessary to completely recover the remainder of said engineering costs prior to the continuation of such engineering services. An applicant's failure to deposit such additional sums shall result in a cessation of further engineering services or building inspections by the City and may constitute an abandonment of the application. Upon completion or abandonment, as provided for below, all remaining deposits on hand shall be refunded to the applicant.

Inactivity on the part of an applicant for a period of ninety (90) days or longer in the processing of a rezoning request and/or a site plan approval request, shall be deemed an abandonment of the application requiring submission of a new application and repayment of the above fees, unless prior approval of the applicable board or commission is obtained for a longer period of delay due to extenuating circumstances.

PLANNING COMMISSION - APPLICATION FOR APPROVAL OF SITE PLAN/SPECIAL EXCEPTION/SPECIAL PROJECT

Return to Permit Coordinator with check & required documents listed on page 1

Date Filed : _____ Amount of Review Fee Paid : \$ _____

Approval of the site plan is hereby requested for the following parcel of land in the City of Rochester. This application is submitted with the required number of copies of the site plan and payment of the appropriate review fee. The checklist below has been completed to certify the data contained on the site plan. If the required data is not reflected in the site plan, the appropriate box has been checked and a detailed statement is attached explaining why the data is not provided. I understand that if my site plan is deemed to be incomplete, it may be returned by the city without being placed on the Planning Commission agenda or the Planning Commission my table (postpone) the site plan without discussion. By signing this application, the undersigned hereby grants full authority to the City of Rochester, its agents, employees, representatives and/or appointees to enter upon the undersigned lands and properties for the purpose of inspection and examination incidental hereto.

PROJECT COORDINATOR'S NAME: _____ Roger J. Berent

PROJECT COORDINATOR'S E-MAIL ADDRESS:

rogerberent@gmail.com

PROJECT COORDINATOR'S PRIMARY PHONE NUMBER:

248.462.9627

1. Name of proposed development:

134 S. Main Street Holdings, LLC

2. Location of property: East side of Main St. Road, between

Diversion and
Second St. Roads.

3. Street address:

134 S. Main Street, Rochester, Mi

4. The property is presently zoned as:

CBD

5. The total site area is

9,000 s.f. 0.20 acres acres(s).

6. Portion of total site being developed:

Refer to civil drawings provided

7. It is proposed the property will be developed as:

Executive Office

8. A Special Exception is being requested. Yes No.

9. Site Plan - Required Data: Check the appropriate line. If "not provided" line is checked, attach detailed explanation.

PROVIDED	NOT PROVIDED	DESCRIPTION
x		a. Date, including revision.
x		b. Plan scale of 1" equals 10', 1" = 40'
x		c. North arrow.

x		d. Inserted location sketch showing location of subject property in the mile section.
x		e. The seal of one or more of the following: registered architect, registered civil engineer, registered land surveyor, registered landscape architect or registered community planner.
x		f. Existing and proposed grades at all lot corners and catch basins, and at a plan grid interval of not more than fifty (50) feet along all lot lines, road center lines and on the site and beyond for at least fifty (50) feet. Any proposed change of more than twenty-four (24) inches in the existing grade shall require specific approval by the Planning Commission as part of a site plan. Highlight any grade changes in excess of 24”.
x		g. Existing building(s) and street(s) on site and within one hundred (100) feet of site.
x		h. Center line and existing and proposed right-of-way lines of all streets and roads on property or adjoining roads or streets.
x		i. Boundaries of subject property including distances and bearings.
x		j. Proposed buildings and structures on property, including off street parking; walkways, walls, carports and trash receptacles; dimensions of improvements; and acceleration, deceleration and passing lanes, designation of fire lanes and/or other areas in which parking will be prohibited.
x		k. Any proposed sidewalks or walkways within the right-of-way of adjoining roads or streets.
x		l. Sufficient information describing the proposed use and occupancy of the premises to ascertain compliance with the use of regulations of the district.
x		m. As applicable, number of dwelling units, number of bedrooms, number of off-street parking spaces per dwelling unit and per bedroom, percentage of land covered by buildings, total and usable floor areas for purposes of determining off-street parking requirements.
x		n. Landscape plan including tree inventory. (Section 2800).
x		o. Description of utilities including storm drainage; sewage disposal; electrical distribution; telephone and/or television system; natural gas distribution; exterior lighting; water distribution and source; fire hydrant locations; proposed method of solid waste storage, collection and disposal.
x		p. The cover letter, signed by the owner and prospective developer holding an equitable interest in the property, shall include legal description and acreage of property; existing zoning classification and proposed zoning classification, if different; general description or proposed development; and estimation of timetable of development.

x		<p>q. The site plan shall be accompanied by architectural sketches showing the proposed building elevations and maximum heights. The site plan package shall also include architectural sketches showing the relationships of the subject building to buildings located to the rear.</p> <p>1) Clearly demonstrate the impact of the proposed building height and bulk on neighboring buildings with "model", color photo or video display.</p>
x		<p>r. As applicable, the site plan submittal shall be accompanied by an application form, furnished by the Administrative Office, for rezoning.</p>
	x	<p>s. Exterior lighting plan and design, with photometrics.</p>

10. Present

Michael Brillati

landowner:

E-MAIL: Michael@Oxford-partners.com

Address: 61575 Bradbury Run

City: Washington State: Mi Zip: 48094 Phone: 586-295-5661

11. Firm or individual requesting site plan approval:

E-MAIL: _____

Address: _____

City: _____ State: _____ Zip: _____ Phone: _____

Signature Michael Brillati of _____ Applicant

Print Name Michael Brillati Date 10.09.25

PROJECT DATA

NATURE OF BUSINESS / PROJECT USE STATEMENT

PROJECT USE: PRIVATE FAMILY OFFICE (BUSINESS / PROFESSIONAL OFFICE CLASSIFICATION)

THIS FACILITY WILL SERVE AS A PRIVATE OFFICE FOR THE PROPERTY OWNER AND FAMILY MEMBERS, FUNCTIONING AS A PROFESSIONAL WORK ENVIRONMENT FOR PERSONAL BUSINESS, INVESTMENT MANAGEMENT, AND ADMINISTRATIVE ACTIVITIES.

THE SPACE WILL INCLUDE OFFICES, CONFERENCE AREAS, AND A SMALL LOUNGE/KITCHENETTE INTENDED SOLELY FOR USE BY THE FAMILY AND OCCASIONAL GUESTS OR ADVISORS. THERE WILL BE NO PUBLIC WALK-IN TRAFFIC, RETAIL COMPONENT, OR CUSTOMER-FACING OPERATIONS.

TYPICAL USE WILL RESEMBLE A LOW-INTENSITY PROFESSIONAL OFFICE, COMPARABLE IN CHARACTER AND ACTIVITY LEVEL TO A SINGLE-TENANT BUSINESS SUITE. STAFF PRESENCE WILL BE LIMITED, AND OPERATIONS ARE EXPECTED TO GENERATE MINIMAL VEHICLE TRAFFIC AND NEGLIGIBLE NOISE OR DELIVERIES BEYOND STANDARD MAIL OR PACKAGE SERVICE.

HOURS OF OPERATION ARE EXPECTED TO BE 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY, WITH OCCASIONAL AFTER-HOURS USE BY THE PROPERTY OWNER.

THIS OFFICE USE FULLY COMPLIES WITH THE CBD (CENTRAL BUSINESS DISTRICT) ZONING DISTRICT PROVISIONS PERMITTING GENERAL BUSINESS AND PROFESSIONAL OFFICES.

ENVIRONMENTAL REMEDIATION STATEMENT

BETWEEN OCTOBER 22 AND NOVEMBER 5, 2025, VAPOR CONTROL SOLUTIONS INSTALLED TWO SUB-SLAB DEPRESSURIZATION SYSTEMS TO MITIGATE POTENTIAL VAPOR INTRUSION ASSOCIATED WITH THE SITE'S HISTORICAL DRY-CLEANING USE. THE SYSTEMS INCLUDE TWO OBAR SYSTEMS GBR 76 UD FANS MOUNTED ON THE ROOFTOP AND NINE TOTAL EXTRACTION POINTS ACROSS TWO ZONES.

AIR IS DRAWN FROM BENEATH THE CONCRETE SLAB IN BOTH THE BASEMENT AND MAIN FLOOR AND EXHAUSTED ABOVE THE ROOFLINE. PREVENTING POTENTIALLY HARMFUL VAPORS FROM ENTERING THE OCCUPIED SPACE. INSTALLATION AND DOCUMENTATION WERE COMPLETED UNDER THE DIRECTION OF APPLIED ENVIRONMENTAL AND IN COORDINATION WITH EGLE (MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY).

CITY OF ROCHESTER	
GOVERNING CODES	ADOPTED: 2021 MICHIGAN BUILDING CODE (2021 IBC WITH AMENDMENTS) PLUMBING: 2021 MICHIGAN PLUMBING CODE (2021 IPC WITH AMENDMENTS) MECHANICAL: 2021 MICHIGAN MECHANICAL CODE (2021 IMC WITH AMENDMENTS) ELECTRICAL: 2023 NATIONAL ELECTRICAL CODE (NEC) AS ADOPTED BY MICHIGAN Michigan Energy Code (based on 2021 IECC with amendments)
BUILDING	USE: PROFESSIONAL GENERAL BUSINESS - PRIVATE FAMILY OFFICE - NO CUSTOMERS TYPE OF CONSTRUCTION: III-B FIRE SPRINKLERED: NO
ZONING	CBD - CENTRAL BUSINESS
ALLOWABLE HEIGHT	3 STORIES / 40'-0"
ACTUAL HEIGHT	1 STORY / 18'-0"
AREA	
BASEMENT	
	2,705 S.F.
1st FLOOR	
	3,190 S.F.
SETBACKS	REQUIRED: PROVIDED:
FRONT/WEST	5'-0" EXISTING TO REMAIN 33'-7"
SIDE/NORTH	0'-0" EXISTING TO REMAIN 4'-9"
SIDE/SOUTH	0'-0" EXISTING TO REMAIN 0'-0"
REAR/EAST	5'-0" EXISTING TO REMAIN 24'-7"

PARKING SUMMARY

EXISTING: 5 SPACES ALONG MAIN STREET. NOTE: TWO OF THESE SPACES WILL BE REMOVED TO ACCOMMODATE THE CONTINUATION OF THE 5-FOOT LANDSCAPE STRIP ESTABLISHED ON THE ADJACENT PROPERTY TO THE SOUTH.
REAR PARKING: 5 SPACES ACCESSED FROM THE ALLEY. GARAGE PARKING: 2 ENCLOSED SPACES LOCATED IN THE LOWER-LEVEL GARAGE (ACCESSED VIA ALLEY). THE LOWER-LEVEL GARAGE IS USED EXCLUSIVELY BY THE PROPERTY OWNER AND STAFF. TANDEM SPACES ARE MANAGED INTERNALLY TO PREVENT VEHICLE CONFLICTS.

TOTAL PARKING PROVIDED: 12 SPACES (NET 10 SPACES WHEN LANDSCAPE BUFFER IS ADDED). PARKING REQUIRED: 11 SPACES (3,109 SQ. FT. + 300). THE SITE REMAINS COMPLIANT WITH CITY PARKING REQUIREMENTS.

LOADING AREA

A DESIGNATED LOADING AND RECEIVING AREA WILL BE LOCATED AT THE REAR OF THE BUILDING, ACCESSED DIRECTLY FROM THE EXISTING ALLEY. ALL DELIVERIES AND SERVICE VEHICLES WILL USE THIS ALLEY ACCESS POINT.

TRASH REMOVAL

NO COMMERCIAL TRASH PICKUP SERVICE IS PROPOSED FOR THIS SITE. THIS PRIVATE FAMILY OFFICE WILL GENERATE MINIMAL WASTE, WHICH WILL BE COLLECTED AND DISPOSED OF OFF-SITE BY THE PROPERTY OWNER. NO DUMPSTER OR EXTERIOR TRASH ENCLOSURE IS PROPOSED.

RETAINING WALLS / OFF-SITE WORK

ALL PROPOSED CONSTRUCTION, IMPROVEMENTS, AND RETAINING WALLS ARE LOCATED ENTIRELY WITHIN THE PROPERTY BOUNDARIES. NO WORK IS PROPOSED OUTSIDE OF THE SITE LIMITS. ANY FUTURE OFF-SITE COORDINATION OR WORK ON ADJACENT PARCELS SHALL REQUIRE WRITTEN AUTHORIZATION FROM THE ADJOINING PROPERTY OWNER PRIOR TO CONSTRUCTION.

VEGETATION AND SIGHTLINES

ALL VEGETATION LOCATED ON THIS PROPERTY WILL BE TRIMMED OR REMOVED AS NECESSARY TO MAINTAIN CLEAR SIGHTLINES FOR SAFE VEHICLE MOVEMENT TO AND FROM THE ALLEY AND DRIVEWAY. EXISTING VEGETATION ENCRoACHING FROM NEIGHBORING PARCELS IS NOT PART OF THIS SCOPE.

LIGHTING

SEE PROVIDED PHOTOMETRIC PLAN

MECHANICAL EQUIPMENT

NO ROOFTOP UNITS ARE PROPOSED. ANY GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING, DECORATIVE FENCING, OR ARCHITECTURAL ENCLOSURES IN ACCORDANCE WITH THE CITY ZONING ORDINANCE. SCREENING SHALL BE A MINIMUM HEIGHT EQUAL TO THE EQUIPMENT BEING SCREENED.

SIGNAGE

NO NEW EXTERIOR SIGNAGE IS PROPOSED AS PART OF THIS APPLICATION.

LANDSCAPE PLAN

A SEALED LANDSCAPE PLAN HAS BEEN PREPARED IN COMPLIANCE WITH ARTICLE XXI OF THE ZONING ORDINANCE. THE DESIGN PROVIDES 1,612 SQ. FT. OF LANDSCAPED AREA (APPROXIMATELY 18% OF THE SITE), EXCEEDING THE MINIMUM REQUIREMENT. NATIVE AND ADAPTIVE PLANTINGS ARE USED THROUGHOUT, INCLUDING A LOW SHRUB BORDER ALONG THE MAIN STREET FRONTAGE TO ENHANCE PEDESTRIAN SAFETY AND VISUAL CONTINUITY.

HOURS OF OPERATION

TYPICAL HOURS: 7:00 AM - 7:00 PM, MONDAY THROUGH FRIDAY.

CODE COMPLIANCE

ALL WORK AND IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY ENGINEER AND BUILDING OFFICIAL. A PERFORMANCE GUARANTEE MAY BE REQUIRED IN AN AMOUNT DETERMINED BY THE CITY ENGINEER OR BUILDING OFFICIAL TO ENSURE COMPLETION OF ALL SITE IMPROVEMENTS. THE SITE PLAN SHALL MEET ALL APPLICABLE CODE AND ORDINANCE REQUIREMENTS PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, INCLUDING BUT NOT LIMITED TO: 2021 MICHIGAN BUILDING CODE (AS AMENDED), CITY OF ROCHESTER STORMWATER MANAGEMENT ORDINANCE, AND MICHIGAN MECHANICAL, PLUMBING, ELECTRICAL, AND ENERGY CODES.

ARCHITECTURAL COMPLIANCE STATEMENT – SOUTH FACADE

THE SOUTH FACADE OF THE BUILDING IS CURRENTLY VISIBLE FROM THE PUBLIC RIGHT-OF-WAY BUT IS LOCATED ON A ZERO-LOT-LINE CONDITION ADJOINING ANOTHER PARCEL WITHIN THE CENTRAL BUSINESS DISTRICT. THIS WALL HAS BEEN REPAIRED, PATCHED, AND PAINTED TO MATCH THE NEW BUILDING COLOR SCHEME TO ENSURE A CLEAN, UNIFORM APPEARANCE CONSISTENT WITH THE MAIN STREET ELEVATION. GIVEN THE CBD ZONING ALLOWS FOR FUTURE DEVELOPMENT DIRECTLY AGAINST THIS PROPERTY LINE, NO ADDITIONAL ARCHITECTURAL FEATURES OR OPENINGS ARE PROPOSED AT THIS TIME. THIS APPROACH MAINTAINS COMPLIANCE WITH THE INTENT OF SECTION 2118(1) BY ENSURING VISUAL COMPATIBILITY WHILE RECOGNIZING THE POTENTIAL FOR AN ADJOINING STRUCTURE TO BE CONSTRUCTED IN THE FUTURE.

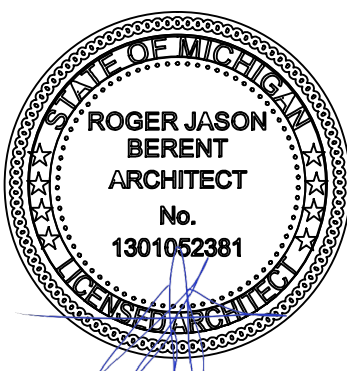
SHEET INDEX

NUMBER	TITLE
A-000	TITLE AND DATA
C00	CIVIL COVER SHEET
C01	BOUNDARY TOPO SURVEY
C02	DEMOLITION PLAN
C03	DIMENSIONAL SITE PLAN
C04	VEHICLE TURNS
C05	LANDSCAPE PLAN
	PHOTOMETRIC PLAN
A-110	DEMO ELEVATIONS
A-120	FLOOR PLANS
A-121	FLOOR PLANS
A-200	ELEVATIONS
A-210	RENDERINGS
A-220	RENDERINGS



134 S. MAIN STREET

Structural Engineer:	Architect: ROGER BERENT ARCHITECTS 6435 Apple Orchard Lane, Rochester Hills, MI 48306 248.800.6505 roger@rogerberent.com	Owner:	These drawings are instruments of service and as such are the property of the Architect. The Architect's drawings, specifications and related documents are not to be used by the Owner or others on other projects, for additions to this Project, or for completion of this Project by others.	Drawing Issue:			Project: 134 S. MAIN ST. Rochester, Michigan	Date:	Drawn By:	Drawing Number: A-000 ARCHITECTURAL-000
				No.	Date	Description		Scale:	Checked By:	
							DRAWING TITLE:			



Owner / Developer

134 S Main Street Holdings, LLC
134 S. Main St.
Rochester, MI 48307

Architect

Roger Berent Architects
27 S. Broadway, 2nd floor
Lake Orion MI, 48362
Roger Berent
248.462.9627
rogerberent@gmail.com

**Civil Engineer &
Landscape Architect**

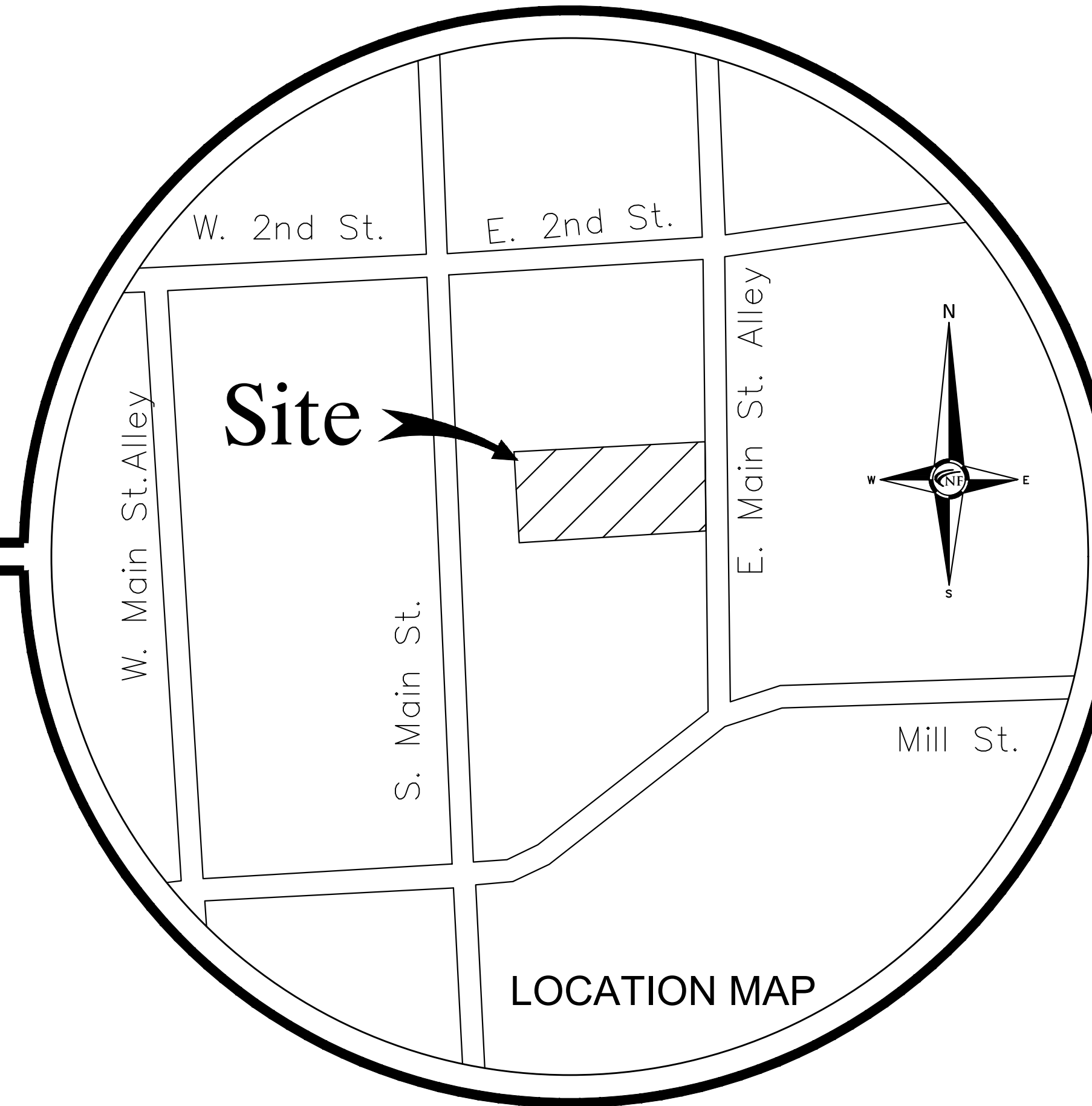
NOWAK & FRAUS ENGINEERS
46777 Woodward Ave.
Pontiac, MI 48342-5032
Tel. (248) 332-7931
Fax. (248) 332-8257

CONTACT: Brett Buchholz, P.E.

Tel. (248) 332-7931

City of Rochester,
Oakland County, Michigan
SITE PLAN DOCUMENTS
Prepared For
Roger Berent Architects

PART OF THE NW 1/4 OF SECTION 14,
CITY OF ROCHESTER,
OAKLAND COUNTY, MICHIGAN



LEGAL DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS: SITUATED IN THE CITY OF ROCHESTER, COUNTY OF OAKLAND, STATE OF MICHIGAN.

LOT 23, ORIGINAL PLAT OF THE VILLAGE OF ROCHESTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3, PAGE 30 OF PLATS, OAKLAND COUNTY RECORDS.

TAX ID: 15-14-151-003
ADDRESS: 134 S. MAIN STREET, ROCHESTER, MI

SHEET INDEX

- C00 Cover Sheet
- C01 Boundary / Topographic
- C02 Demo Plan
- C03 Site & Dimensioning Plan
- C04 Vehicle Turns
- L1 Landscape Plan

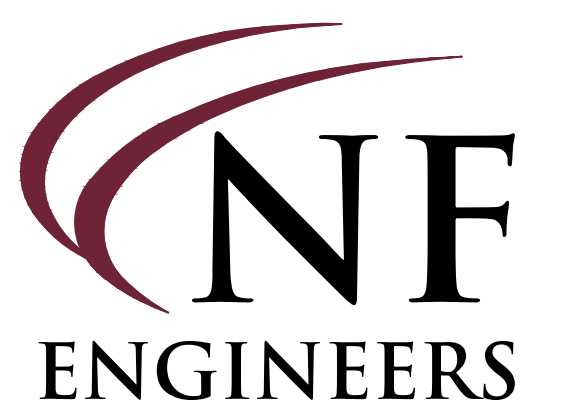
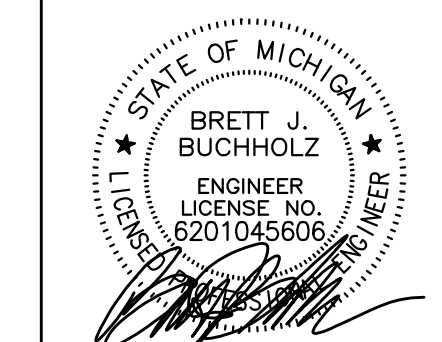
REVISIONS:
 10-09-25 ISSUED FOR PSP
 11-07-25 REV. PER CITY

Project Name

134 S. MAIN

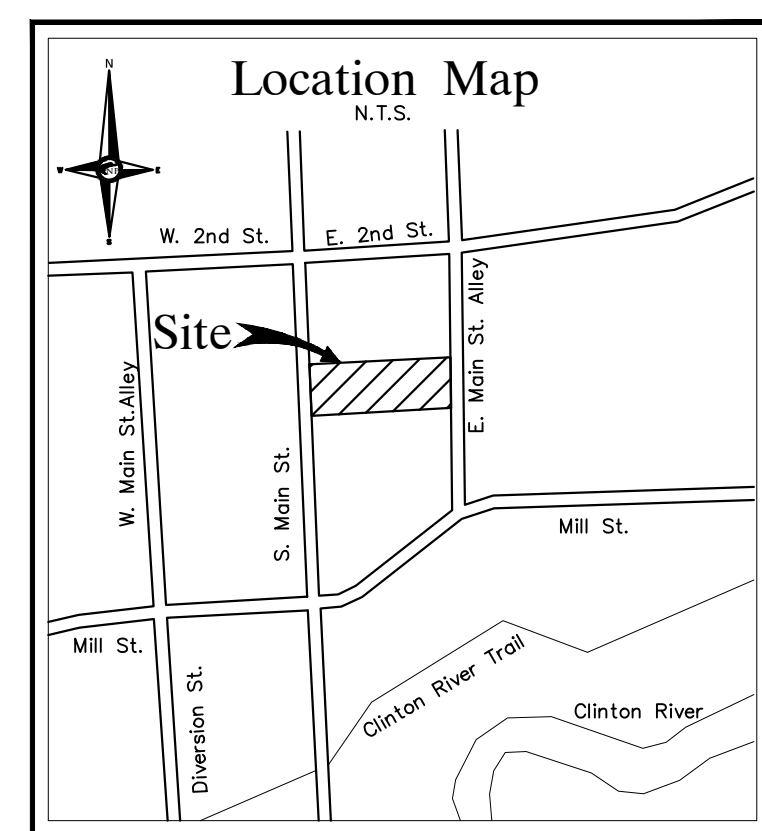
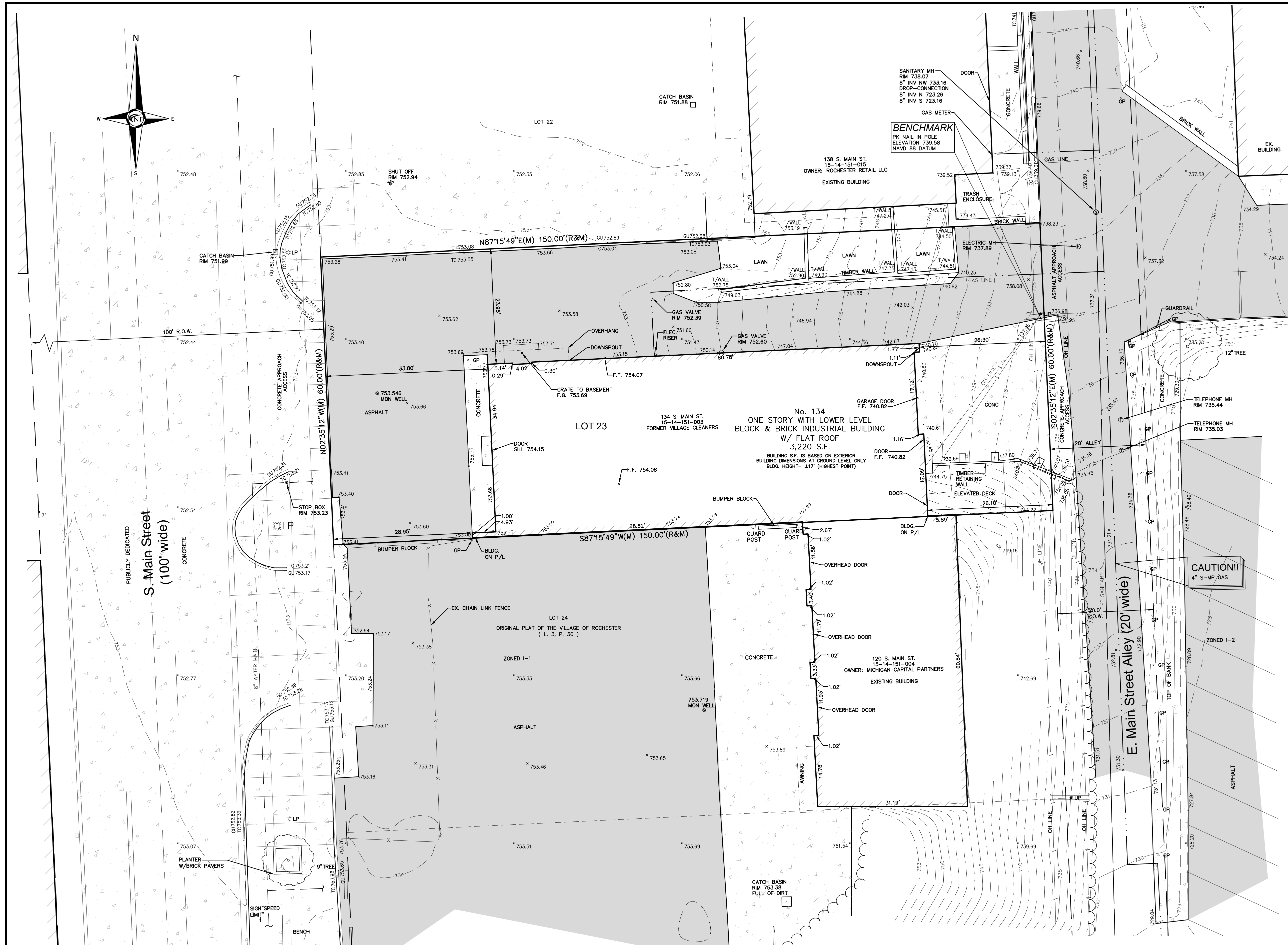


N & F JOB #H621-04
NOT FOR CONSTRUCTION



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM



NF ENGINEERS
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 LAND SURVEYORS
 LAND PLANNERS

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 4677 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257
 WWW.NFE-ENGR.COM

SITE DATA

GROSS LAND AREA: 9,000 SQUARE FEET OR 0.2067 ACRES.
 ZONED: CBD (GENERAL BUSINESS)
 BUILDING SETBACKS:
 FRONT: *MINIMUM SETBACK FROM RESIDENTIAL DISTRICT: 30 FEET 0-1, 20 FEET IN 0-2.
 SIDES: 10'/35' TOTAL *EXCEPT WEST SIDE OF WALNUT BOULEVARD TO THE EAST RIGHT-OF-WAY LINE OF PINE STREET, WITH AN EXTENSION OF SAID EAST RIGHT-OF-WAY LINE OF PINE STREET, SOUTHERLY FROM SECOND STREET TO FIRST STREET (PROPERTIES CURRENTLY ZONED CBD, CENTRAL BUSINESS DISTRICT), REDUCED TO 25 FEET AND TWO STORES. SEE SECTION 2010.
 REAR: 3' *EXCEPT WEST SIDE OF WALNUT BOULEVARD TO THE EAST RIGHT-OF-WAY LINE OF PINE STREET, WITH AN EXTENSION OF SAID EAST RIGHT-OF-WAY LINE OF PINE STREET, SOUTHERLY FROM SECOND STREET TO FIRST STREET (PROPERTIES CURRENTLY ZONED CBD, CENTRAL BUSINESS DISTRICT), REDUCED TO 25 FEET AND TWO STORES. SEE SECTION 2010.
 MAX. BUILDING HEIGHT PERMITTED: N/A
 TOTAL STRIPED PARKING: 0 STRIPED SPACES INCLUDING 0 BARRIER FREE (HANDICAP) SPACES.

THE ABOVE SETBACK & HEIGHT REQUIREMENTS WERE OBTAINED FROM THE CITY OF ROCHESTER ZONING ORDINANCE.

A SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION OR OPINION OF ANOTHER PARTY. A ZONING ENDORSEMENT LETTER SHOULD BE OBTAINED FROM THE CITY OF ROCHESTER TO INSURE CONFORMITY AS WELL AS MAKE A FINAL DETERMINATION OF THE REQUIRED BUILDING SETBACK REQUIREMENTS.

CEMETERY NOTE

THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS WITHIN THE SUBJECT PROPERTY.

TITLE NOTES

THERE WERE NO PLOTTABLE EXCEPTIONS AS DETERMINED BY A REVIEW OF TITLE COMMITMENT NO. 30789, DATED 04-25-2025, ISSUED BY PRIMARY TITLE AGENCY, LLC.

ACCESS NOTE

THE SUBJECT LAND HAS DIRECT VEHICLE AND PEDESTRIAN ACCESS TO EAST MAIN ALLEY AND SOUTH MAIN STREET BOTH BEING PUBLICLY DEDICATED RIGHT OF WAY.

TABLE A NOTES

- STREET ADDRESS IS 134 S. MAIN STREET, ROCHESTER, MI 48307.
- THERE WAS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AVAILABLE FROM THE CONTROLLING JURISDICTION.
- THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- IMPROVEMENTS WITHIN OFFSITE EASEMENTS OR SERVICED AS PROVIDED BY THE TITLE COMPANY ARE SHOWN WITHIN 25 FEET OF THE SUBJECT LAND ONLY.

LEGAL DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS: SITUATED IN THE CITY OF ROCHESTER, COUNTY OF OAKLAND, STATE OF MICHIGAN.

LOT 23, ORIGINAL PLAT OF THE VILLAGE OF ROCHESTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3, PAGE 30 OF PLATS, OAKLAND COUNTY RECORDS.

TAX ID: 15-14-151-003
 ADDRESS: 134 S. MAIN STREET, ROCHESTER, MI

BASIS OF BEARING NOTE

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE RECORD DESCRIPTION AS SHOWN IN THE PLAT REFERENCED HEREON.

MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER 202301301249, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY, DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON 07/02/2025. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DERIVED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.
 UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.
 THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

LEGEND

MANHOLE	EXISTING SANITARY SEWER
HYDRANT	EXISTING SAN. CLEAN OUT
MANHOLE	EXISTING WATER MAIN
MANHOLE	EXISTING STORM SEWER
UTILITY POLE	EX. R.Y. CATCH BASIN
GUY WIRE	EXISTING BURIED CABLES
GUY WIRE	OVERHEAD LINES
GUY WIRE	LIGHT POLE
SIGN	SIGN
EXISTING GAS MAIN	EXISTING GAS MAIN

FLOOD HAZARD NOTE

THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA INDICATED BY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 26125C 0392 F DATED: 06-20-2025

UTILITY NOTE

ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED.
 THE UTILITIES SHOWN ON THIS SURVEY WERE DETERMINED BY FIELD OBSERVATION. ALL LOCATIONS ARE APPROXIMATE. THE LOCATION OF ANY OTHER UNDERGROUND SERVICES WHICH MAY EXIST CAN ONLY BE DETERMINED IF A UTILITY PLAN IS FURNISHED BY THE SURVEYOR.

DTE DISCLAIMER NOTE
 PLEASE NOTE THAT DTE HAS NEW REGULATIONS THAT MAY IMPACT DEVELOPMENT OUTSIDE THEIR EASEMENT OR THE PUBLIC RIGHT OF WAY. CLIENT SHALL CONTACT DTE TO DETERMINE THE "NEW STRUCTURES AND POWER LINE" REQUIREMENTS AS THEY MAY APPLY TO ANY FUTURE BUILDING OR RENOVATION OF A STRUCTURE. DTE ENERGY CAN BE CONTACTED AT 800-477-4747

SURVEYORS CERTIFICATION

TO:
 CHONHO RHEE AND HAE KYUNG RHEE, HUSBAND AND WIFE
 OXFORD CAPITAL PARTNERS LLC, A MICHIGAN LIMITED LIABILITY COMPANY
 PRIMARY TITLE AGENCY, LLC.
 FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 13, 16, AND 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JUNE 6, 2025.

Kevin Navaroli
 KEVIN CHRISTOPHER NAVAROLI, P.S.
 NO. 4001053503
 DATED: 8-4-2025

SEAL



PROJECT
 134 S. Main Street
 Rochester, MI 48307

CLIENT
 Roger Berent Architects
 27 S. Broadway, 2nd Floor
 Lake Orion, MI, 48362

PROJECT LOCATION
 Part of the NW 1/4
 of Section 14
 T. 3 N., R. 11 E.,
 City of Rochester,
 Oakland County, Michigan

SHEET
 ALTA / NSPS Land Title /
 Topographic Survey

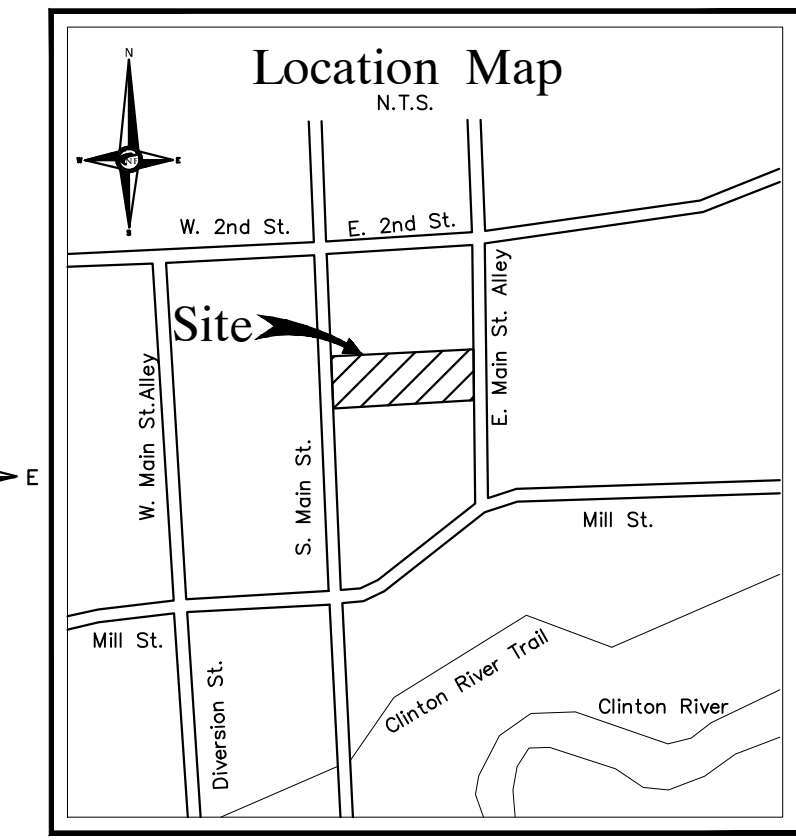


DATE	ISSUED/REVISED
07-02-25	INITIAL PLAN SET
08-04-25	ALTA SURVEY
10-08-25	ISP
11-07-25	REV. PER CITY

DRAWN BY:
 D. McConkey
 DESIGNED BY:

APPROVED BY:
 K. Navaroli
 DATE:
 July 2, 2025

SCALE: 1" = 10'
 10 5 0 5 10 5
 NFE JOB NO. SHEET NO.
H621-04 C1



NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257
 WWW.NFE-ENGR.COM

DEMOLITION NOTES

DEMOLITION OF SITE IMPROVEMENTS SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE PUBLIC AGENCY HAVING JURISDICTION OVER SAID DEMOLITION.

FOR ANY DEMOLITION WITHIN PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR, AND SECURE, ALL NECESSARY PERMITS AND LIKewise SHALL ARRANGE FOR ALL SITE INSPECTIONS.

SITE DEMOLITION INCLUDES THE COMPLETE REMOVAL OF SITE IMPROVEMENTS AND OFF-SITE DISPOSAL. DEBRIS SHALL BE TRANSPORTED TO AN APPROPRIATE DISPOSAL FACILITY THAT IS LICENSED FOR THAT TYPE OF DEBRIS.

THE CONTRACTOR SHALL COORDINATE TRUCK ROUTES WITH THE MUNICIPALITY PRIOR TO COMMENCEMENT OF SITE DEMOLITION. ALL TRUCKS SHALL BE TARRPED OR PROPERLY SECURED TO CONTAIN DEMOLITION DEBRIS PRIOR TO LEAVING SITE.

EXISTING ON-SITE UNDERGROUND UTILITIES AND BUILDING SERVICES HAVE BEEN INDICATED BASED UPON THE BEST AVAILABLE UTILITY RECORDS AND/OR ON-SITE INSPECTION. NO GUARANTEE IS MADE BY THE DESIGN ENGINEER, AS TO THE COMPLETENESS OR ACCURACY OF UTILITY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF UTILITY INFORMATION (THE DESIGN ENGINEER MAKES NO GUARANTEE NOR ASSUMES ANY LIABILITY AS TO THE COMPLETENESS AND/OR ACCURACY OF UTILITY DATA).

PRIOR TO THE REMOVAL OR ABANDONMENT OF ANY EXISTING UNDERGROUND UTILITY OR BUILDING SERVICE LINES CALLED FOR IN THE PLANS OR DISCOVERED DURING EXCAVATION, THE CONTRACTOR MUST DETERMINE IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE. IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE/ACTIVE THE CONTRACTOR MUST TAKE ALL THE NECESSARY STEPS TO GUARANTEE THAT THE UTILITY LINE OR BUILDING SERVICE IS RECONNECTED WITHOUT AN INTERRUPTION IN SERVICE. THE RECONNECTION OF THE UTILITY LINE OR BUILDING SERVICE MUST BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE APPROPRIATE GOVERNMENTAL AGENCY OR PRIVATE UTILITY COMPANY.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO SITE DEMOLITION.

* THE CONTRACTOR SHALL NOTIFY MISS DIG (1-800-482-7171) A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE START OF THE SITE DEMOLITION.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH UTILITY COMPANY. REMOVAL OF THE UTILITY COMPANIES ELECTRICAL SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF THE UTILITY COMPANY.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH THE APPROPRIATE CABLE MEDIA COMPANY. REMOVAL OF CABLE SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF THE CABLE COMPANY.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH THE APPROPRIATE CABLE MEDIA COMPANY. REMOVAL OF CABLE SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF THE CABLE COMPANY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF PRIVATE UTILITY COMPANIES AND COORDINATE UTILITY SERVICE SHUT OFF/DISCONNECT, PRIOR TO DEMOLITION OF EXISTING STRUCTURES OR PROPERTIES.

ALL UTILITY METERS SHALL BE REMOVED BY THE APPROPRIATE UTILITY COMPANY.

ANY ON-SITE STORM SEWER FACILITIES LOCATED DURING DEMOLITION SHALL BE REMOVED AND BULK HEADED AT THE PROPERTY LINE IF INDICATED FOR REMOVAL ON THE PLANS.

PRIOR TO BUILDING DEMOLITION, ALL HAZARDOUS MATERIAL SHALL BE REMOVED BY OTHERS. THE DEMOLITION CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD ANY SUSPICIOUS MATERIAL BE FOUND.

WATER SERVICES AND/OR STOP-BOX SHALL BE PRESERVED AND BULK HEADED AT THE PROPERTY LINE OR AS DIRECTED BY THE OWNER'S REPRESENTATION.

WHERE EXISTING BUILDINGS PLANNED FOR DEMOLITION FALL WITHIN PROPOSED BUILDING FOOT PRINTS, BASEMENT FLOOR SLABS, FOUNDATION WALLS AND FOOTINGS SHALL BE COMPLETELY REMOVED AND BACK FILLED WITH MDOT CLASS II GRANULAR MATERIAL AND BE MACHINE COMPACTED TO A MINIMUM OF 98% OF MATERIALS MAXIMUM DENSITY.

TOPOGRAPHIC SURVEY NOTES

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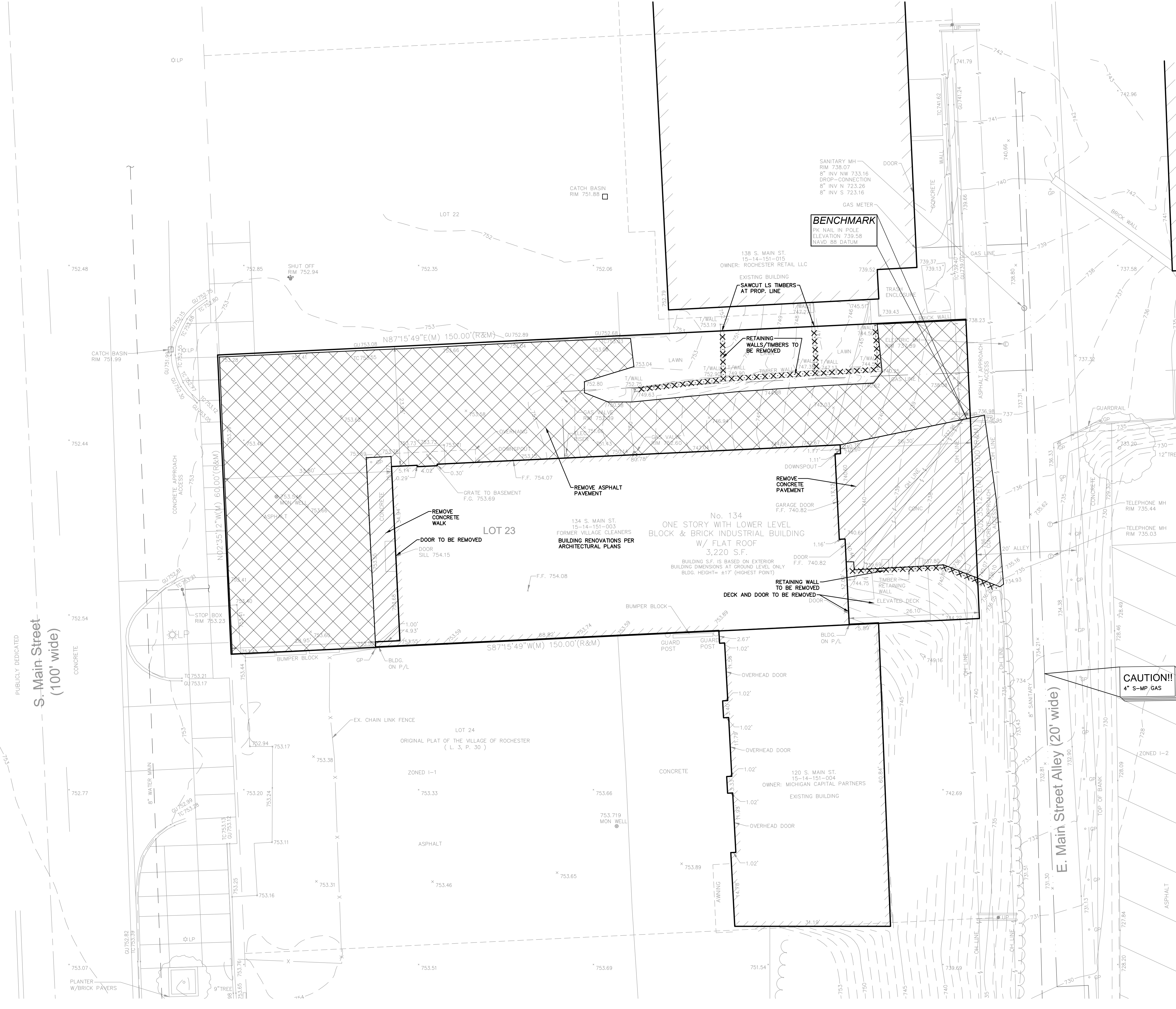
REMOVAL LEGEND

	INDICATES EXISTING BUILDING TO BE DEMOLISHED
	INDICATES AREAS OF ASPHALT PAVEMENT TO BE REMOVED
	INDICATES AREAS OF CONCRETE PAVEMENT/ SIDEWALK TO BE REMOVED

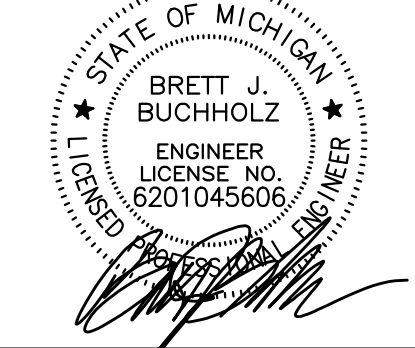
LEGEND

	MANHOLE	EXISTING SANITARY SEWER
	HYDRANT	EXISTING SAN. CLEAN OUT
	MANHOLE	EXISTING WATER MAIN
	MANHOLE	EXISTING STORM SEWER
	MANHOLE	EX. R. Y. CATCH BASIN
	UTILITY POLE	EXISTING BURIED CABLES
	GUY POLE	OVERHEAD LINES
	GUY WIRE	LIGHT POLE
	SIGN	EXISTING GAS MAIN
	EXISTING UTILITY OR ITEM TO BE REMOVED	
	EXISTING UTILITY TO BE ABANDONED	
	CONSTRUCTION/TREE PROTECTION FENCING	
	INDICATES EXISTING TREE TO BE REMOVED	

PERMITS
 OBTAIN ALL REQUIRED PERMITS FOR REMOVALS.



SEAL
NOT FOR CONSTRUCTION



PROJECT
 134 S. Main Street
 Rochester, MI 48307

CLIENT
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 27 S. Broadway, 2nd Floor
 Lake Orion, MI, 48362

PROJECT LOCATION
 Part of the NW 1/4
 of Section 14
 T. 3 N., R. 11 E.,
 City of Rochester,
 Oakland County, Michigan

SHEET
 Demolition Plan



Know what's Below
 Call before you dig.

DATE	ISSUED/REVISED
07-02-25	INITIAL PLAN SET
08-04-25	ALTA SURVEY
10-08-25	PSF
11-07-25	REV. PER CITY

DRAWN BY:
J. Tapp

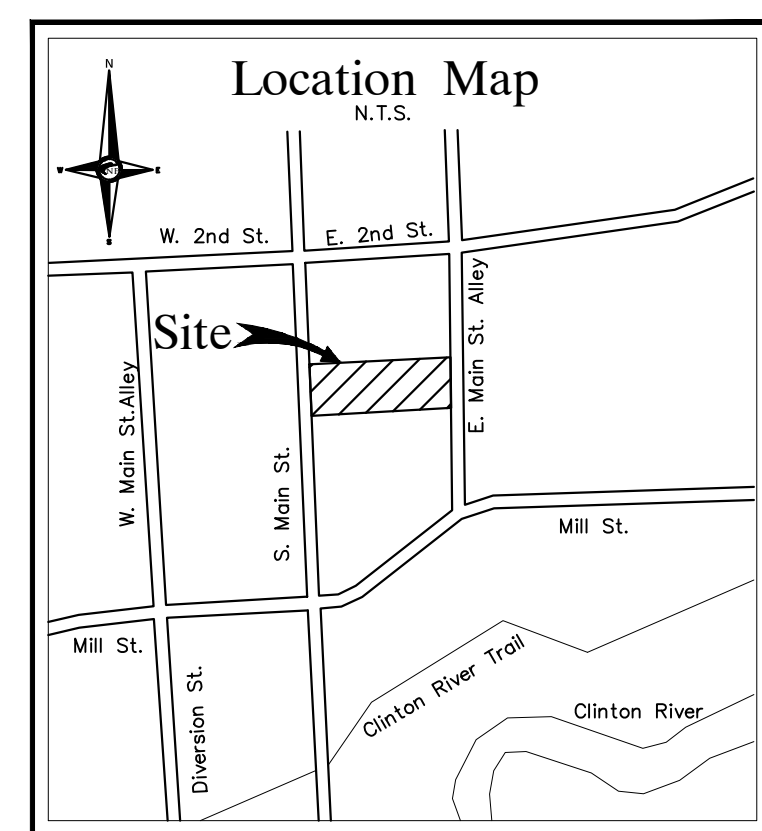
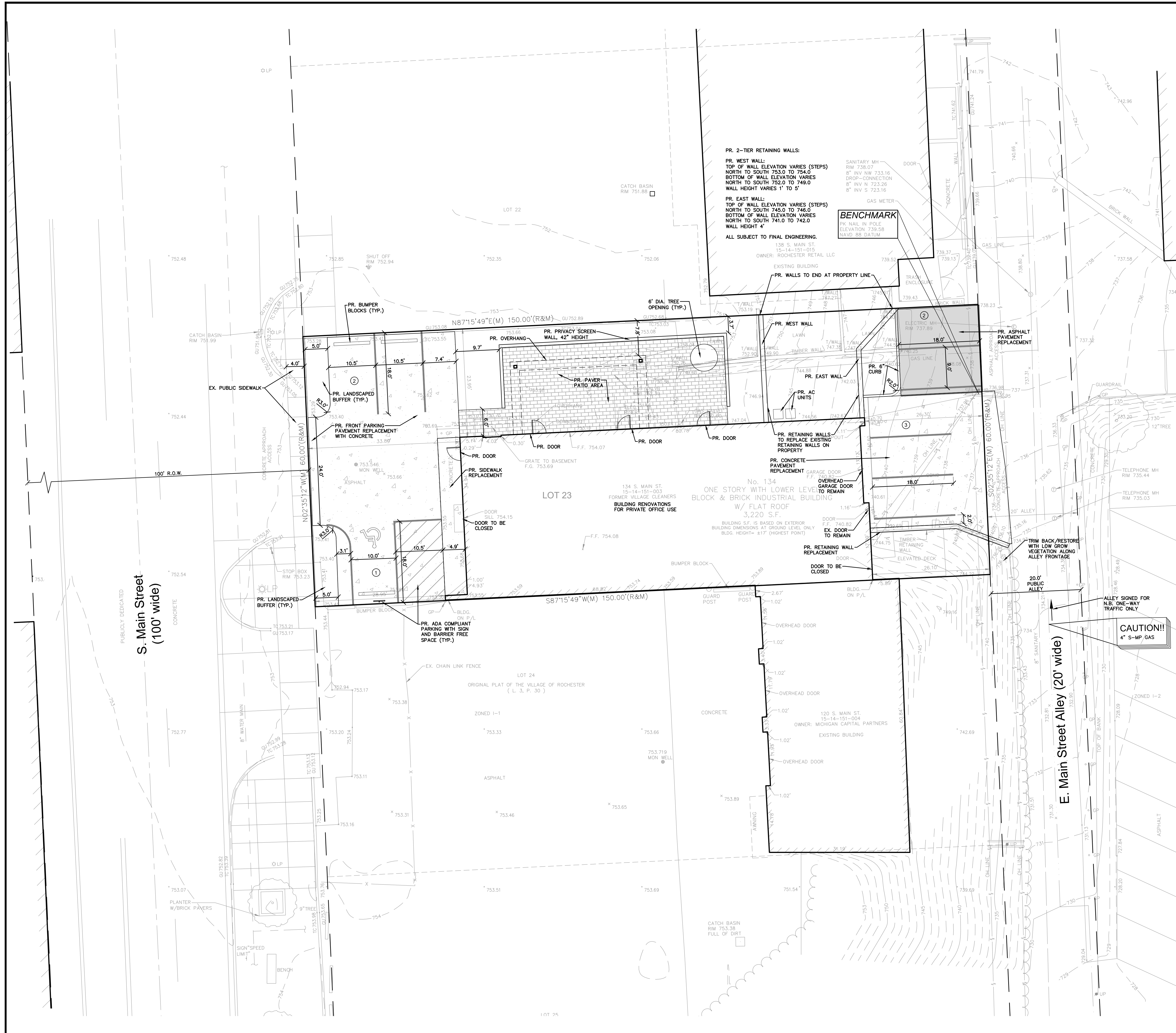
DESIGNED BY:
B. Buchholz

APPROVED BY:
B. Buchholz

DATE:
July 2, 2025

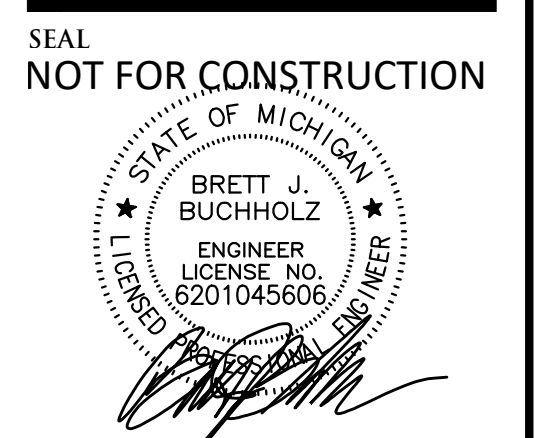
SCALE: 1" = 10'

NFE JOB NO. **H621-04** SHEET NO. **C02**



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 LAND SURVEYORS
 LAND PLANNERS

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 WWW.NFE-ENGR.COM



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 Rochester, MI 48307

CLIENT
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 27 S. Broadway, 2nd Floor
 Lake Orion, MI, 48362

PROJECT LOCATION
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 of Section 14
 T. 3 N., R. 11 E.,
 City of Rochester,
 Oakland County, Michigan

SHEET
 Site Plan



DATE	ISSUED/REVISED
07-02-25	INITIAL PLAN SET
08-04-25	ALTA SURVEY
10-08-25	ISP
11-07-25	REV. PER CITY

DRAWN BY:
K. Withrow

DESIGNED BY:
B. Buchholz

APPROVED BY:
B. Buchholz

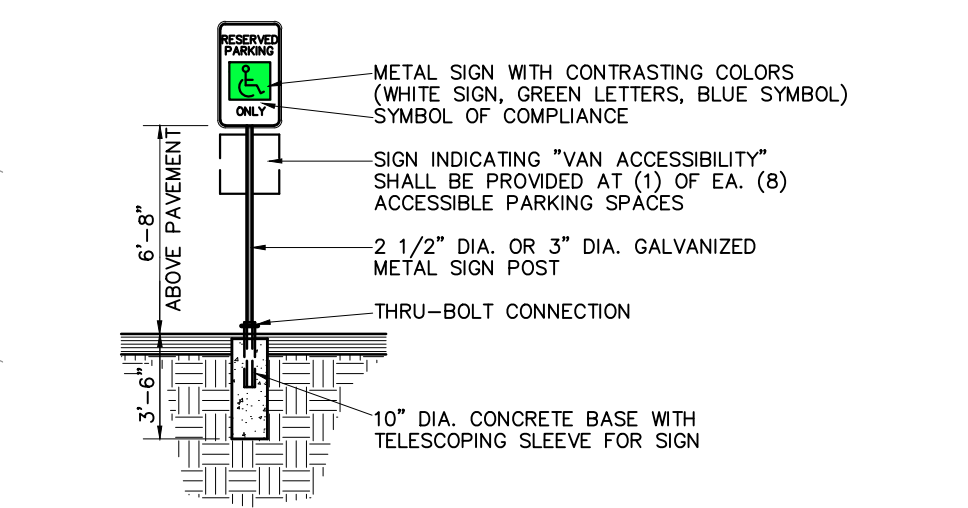
DATE:
July 2, 2025

SCALE: 1" = 10'

NFE JOB NO. **H621-04** SHEET NO. **C03**

SITE NOTES

- PROPOSED USE: PRIVATE OFFICE BUILDING
- PROJECT: RENOVATION OF EXISTING BUILDING AND SITE
- SITE ZONING: CBD - CENTRAL BUSINESS DISTRICT
- PROPOSED SETBACKS:
- EXISTING BUILDING DIMENSIONS SHOWN IN PLAN VIEW
- SITE AREA: 9,000 SFT
- OPEN SPACE/IMPERVIOUS AREA:
- EXISTING BUILDING FOOTPRINT: 3,220 SFT (35.78%)
- EXISTING PAVEMENTS: 4,727 SFT (52.52%)
- EXISTING IMPERVIOUS AREA: 7,947 SFT/9,000 SFT=88.30%
- PROPOSED DEVELOPMENT:
- PROPOSED BUILDING FOOTPRINT: 3,220 SFT (35.78%)
- PROPOSED PAV. REPLACEMENT: 2,926 SFT (32.51%)
- PROPOSED PAV. PATIO: 895 SFT (11.05%)
- PROPOSED IMPERVIOUS: 7,141 SFT/9,000 SFT=79.34%
- PROVIDED PARKING SUMMARY:
- FRONT PARKING: 3 SPACES INCLUDES 1 BARRIER FREE VAN SPACE
- REAR ALLEY GARAGE: 2 SPACES
- REAR ALLEY EXTERIOR: 5 SPACES
- TOTAL SPACES: 10 SPACES, INCLUDING 1 BARRIER FREE VAN SPACE



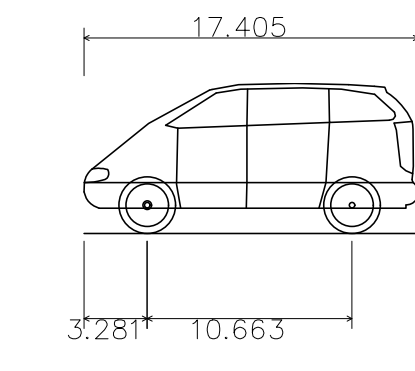
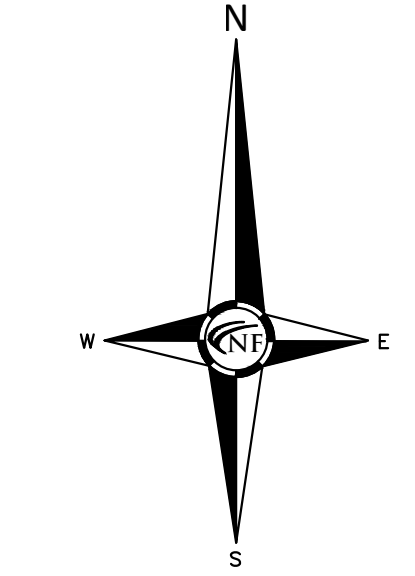
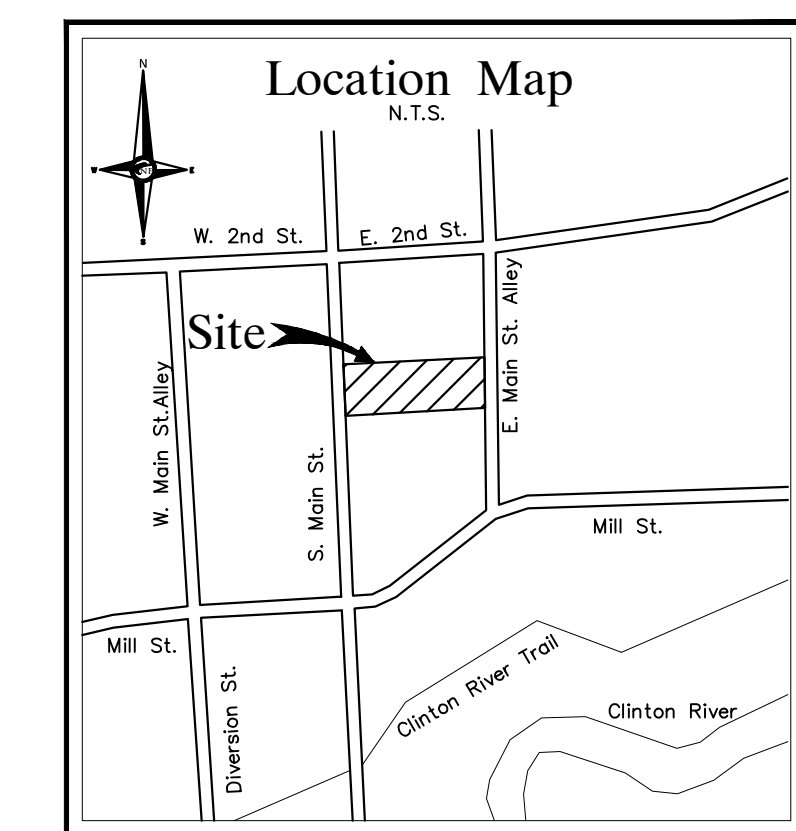
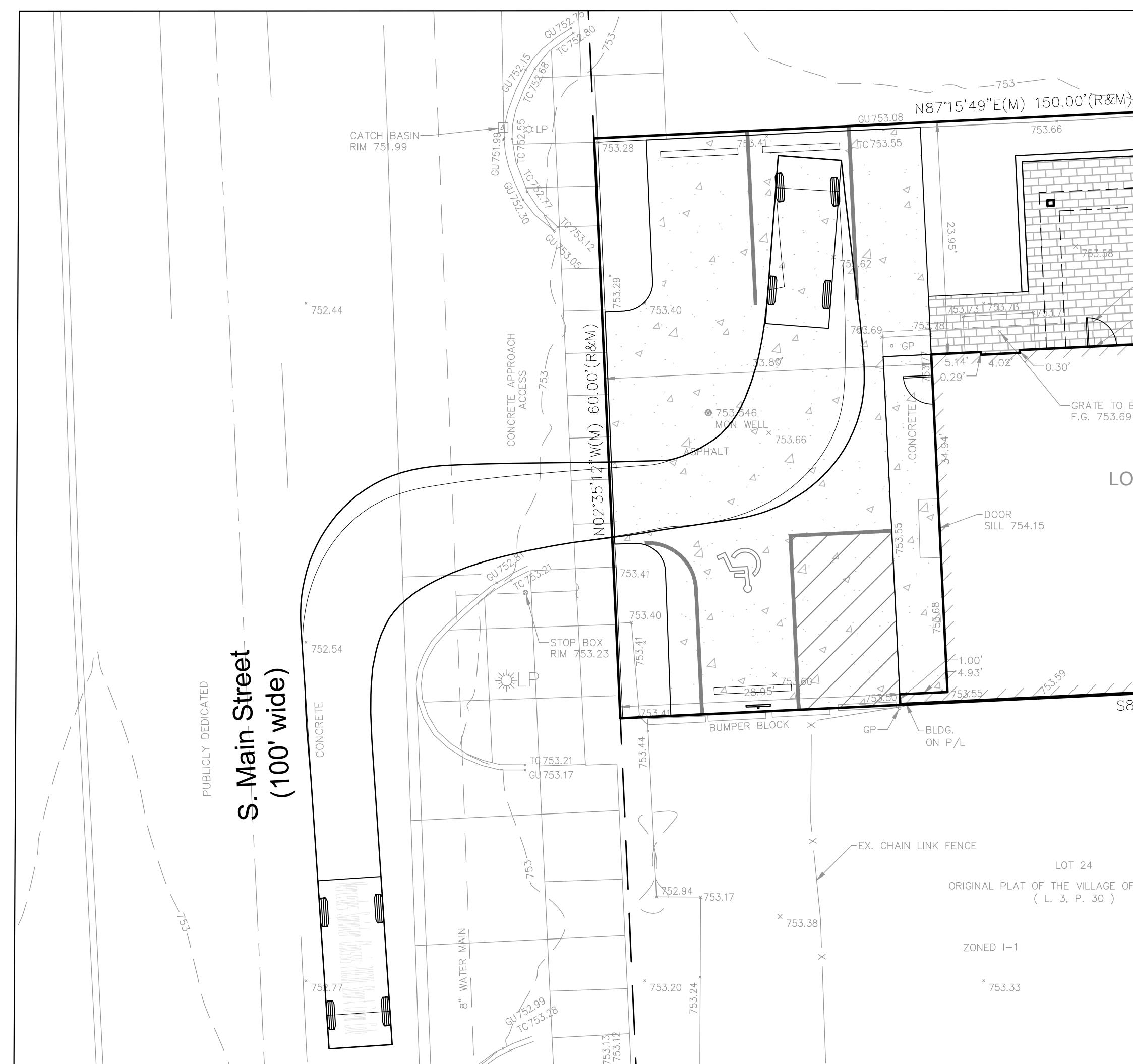
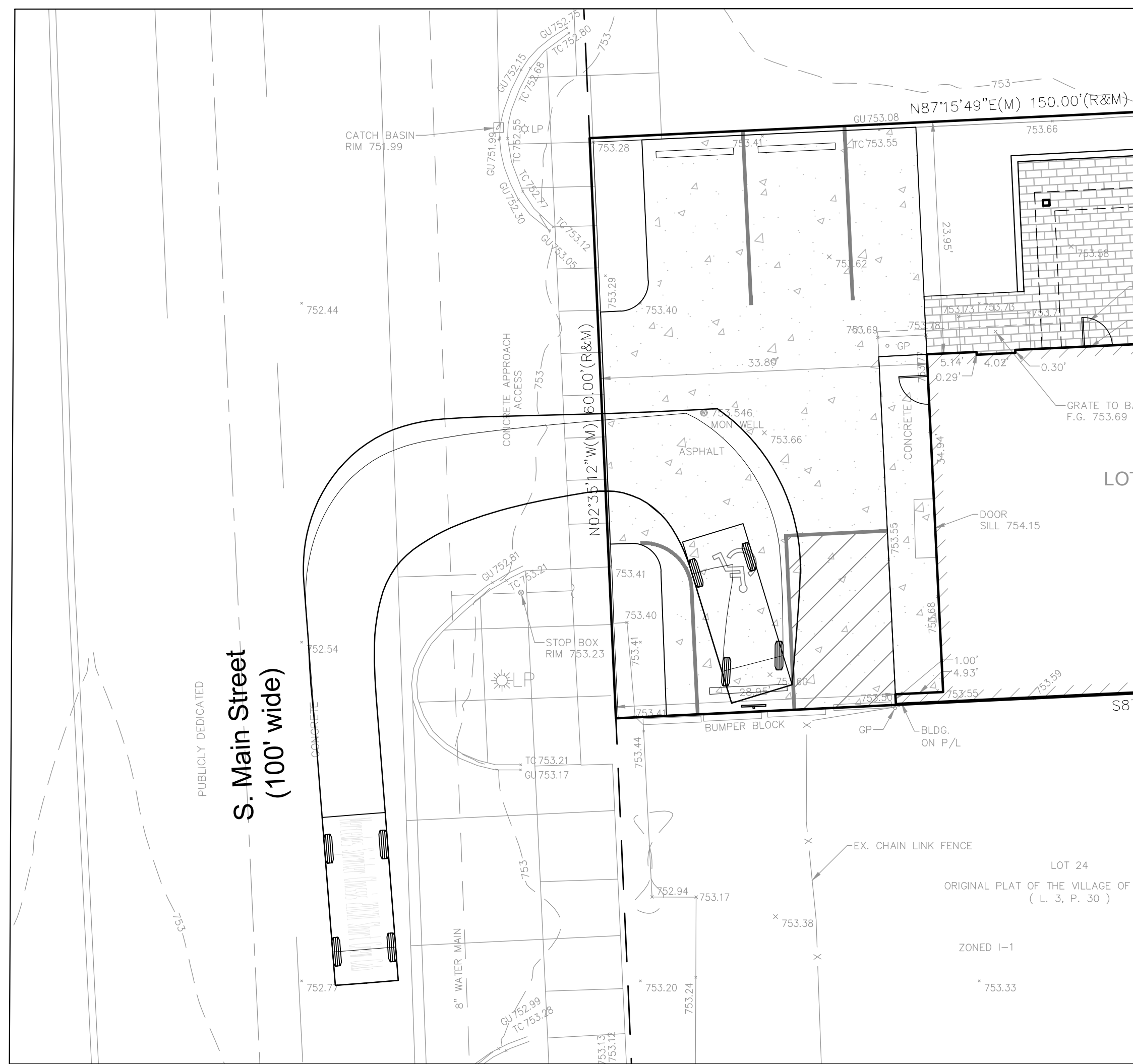
BARRIER FREE PARKING SIGN DETAIL
 N.T.S.
 Provide (1) for each accessible parking space

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

	EXISTING SANITARY SEWER		PR. SANITARY SEWER
	SAN. CLEAN OUT		PR. WATER MAIN
	EXISTING WATERMAIN		PR. STORM SEWER
	EXISTING STORM SEWER		PROPOSED LIGHT POLE
	EX. R. Y. CATCH BASIN		
	EXISTING BURIED CABLES		
	OVERHEAD LINES		
	SIGN		
	EXISTING GAS MAIN		



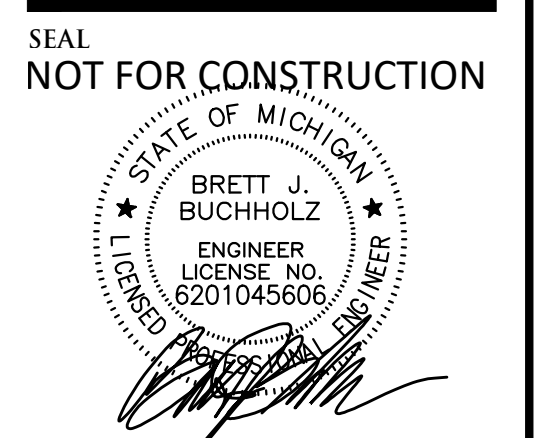
SUV/VAN
 Overall Length 17.405ft
 Overall Width 6.529ft
 Overall Body Height 7.826ft
 Min Body Ground Clearance 1.312ft
 Track Width 6.529ft
 Lock-to-lock time 5.00s
 Wall to Wall Turning Radius 20.177ft

PAVING LEGEND	
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND	
	EXISTING SANITARY SEWER
	SAN. CLEAN OUT
	GATE VALVE
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	EXISTING GAS MAIN
	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. STORM SEWER
	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE

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 Lake Orion, MI, 48362

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 of Section 14
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 Oakland County, Michigan

SHEET
 Vehicle Turns



DATE	ISSUED/REVISED
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08-04-25	ALTA SURVEY
10-08-25	ISP
11-07-25	REV. PER CITY

DRAWN BY:
K. Withrow

DESIGNED BY:
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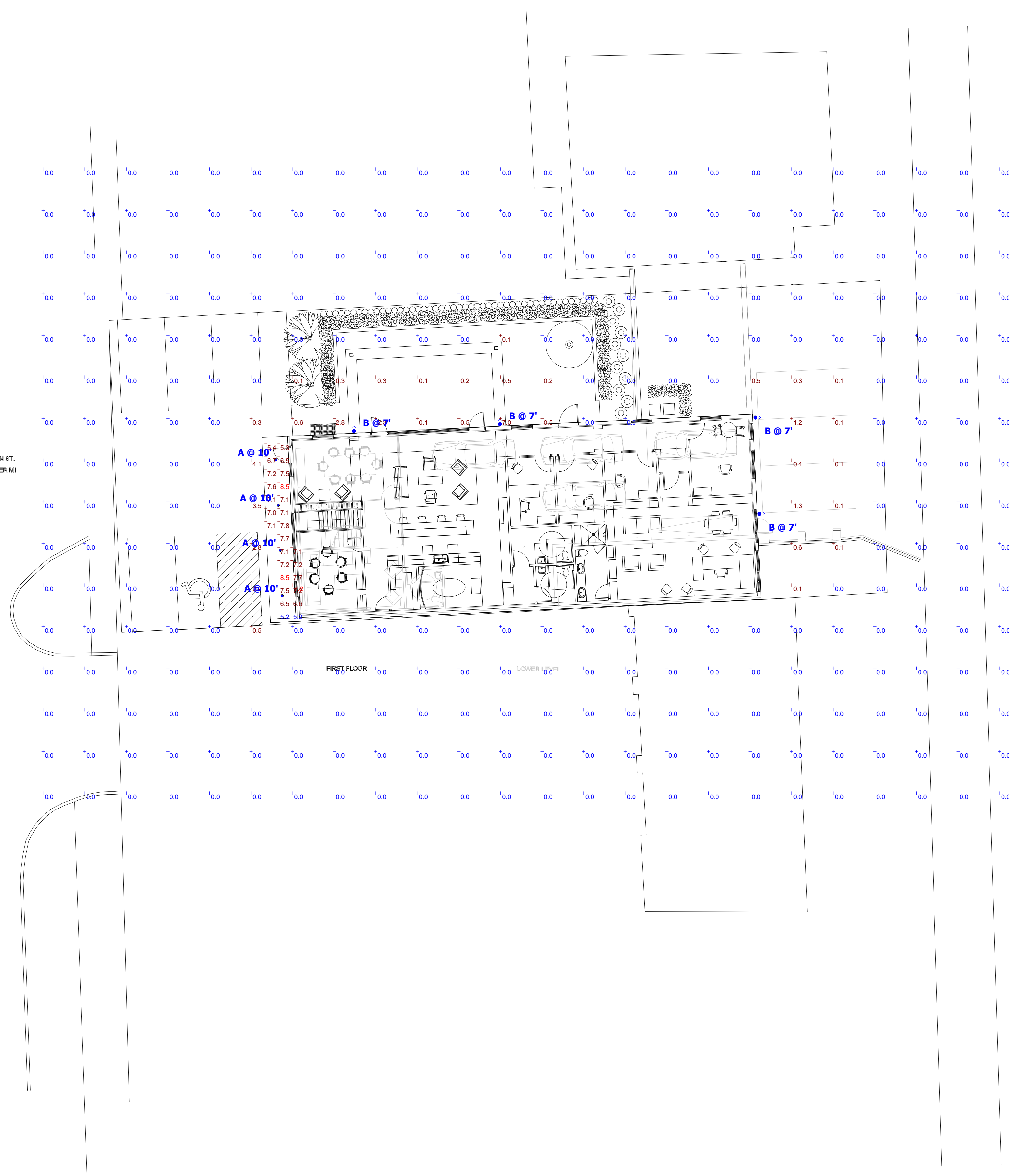
APPROVED BY:
B. Buchholz

DATE:
July 2, 2025

SCALE: 1" = 10'

NFE JOB NO. **H621-04** SHEET NO. **C04**

134 S. MAIN ST.
ROCHESTER MI



Plan View
Scale - 1" = 12ft

LITHONIA LIGHTING

LDN4 STATIC WHITE

4" Open and Walkway LED New Construction Downlight

FEATURES & SPECIFICATIONS

GENERAL: Typical applications include corridors, offices, conference rooms and private offices. General illumination lighting with 1500lm and 1700lm fixtures are available for open spaces. Fully adjustable mounting height with 1" of adjustment. No maintenance 12" CR and 17" CR for use in high humidity conditions. Capacity 10 A.H. And 10 A.H. CR and 17" CR. Fully adjustable mounting height with 1" of adjustment. Capacity 10 A.H. And 10 A.H. CR and 17" CR. Fully adjustable mounting height with 1" of adjustment. Capacity 10 A.H. And 10 A.H. CR and 17" CR.

PERFORMANCE DATA

Label	Symbol	Qty	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power	Mounting Height
A	+	4	Lithonia Lighting	LDN4 35/07 LO4AR LSS	4IN LDN, 3500K, 750LM, CLEAR, SEMI-SPECULAR REFLECTOR, 80CRI	741	0.9	8.6	10'
B	^	4	Gotham Architectural Lighting	EVO4WC 30/10 AR LS ASYM	EVO 4IN ROUND CYLINDER, WALL MOUNT, 3000K, 1000LM, CLEAR, SPECULAR, ASYMMETRIC DISTRIBUTION, 80 CRI	570	0.9	8.381	7'

gotham | E V O

Multiple Layers of Light

General Illumination Wall Mount Cylinder 4"

Features Set

- Recessed distribution with hushless edges
- Recessed Ray™ optical design
- 40° cutoff for recessed and surface mount
- Fully serviceable lensed LED light engine
- 25,000+ hour life expectancy (L70/B50)
- 2.5 SDCM, 80 CRI typical, 90+ CRI optional
- Etched lens (EVL) coated coating, self-cleaning, corrosion resistant, covered ceiling not required.
- 20 standard colors in textured and glass finish. Custom color RAL colors also available.
- Field configurations require junction box conduct covers available.
- 4000K of light for better contrast and color rendering. 11.7:1 CRI. 100% Dimmable. See Lithonia Lighting LDR PWA LDR PWA

Superior Performance

Mounting Height	15.0m	12.5m	10.0m	7.5m	5.0m	2.5m	1.5m	1.0m	0.5m
Footcandle	221	333	488	732	1087	1630	2445	3260	4075
Footcandle	221	333	488	732	1087	1630	2445	3260	4075
Footcandle	221	333	488	732	1087	1630	2445	3260	4075
Footcandle	221	333	488	732	1087	1630	2445	3260	4075

Coordinate Apertures | Multiple Layers of Light

General Illumination Layer EVO High Center Beam Layer EVO EVO - Inlets - Multiple Layers of Light

Core | **Healthcare** | **Special Applications**

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall	+	0.1 fc	7.2 fc	0.0 fc	N/A	N/A
Under Canopy	+	7.0 fc	8.5 fc	5.2 fc	1.6:1	1.3:1

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power	Mounting Height
+	A	4	Lithonia Lighting	LDN4 35/07 LO4AR LSS	4IN LDN, 3500K, 750LM, CLEAR, SEMI-SPECULAR REFLECTOR, 80CRI	741	0.9	8.6	10'
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- General Note**
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
 2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
 3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

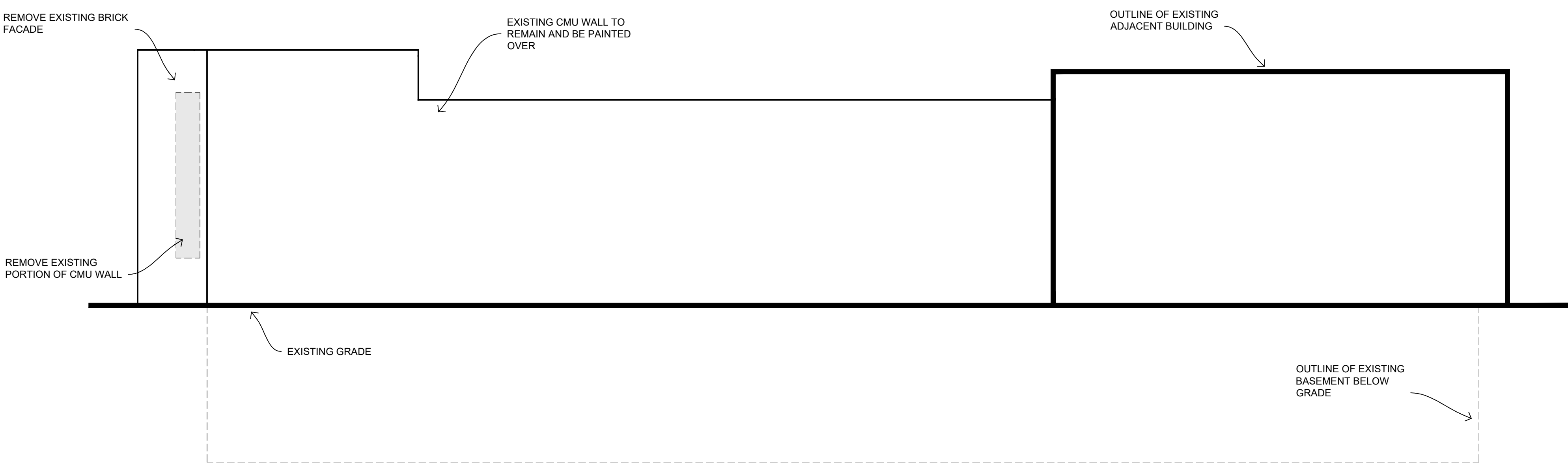
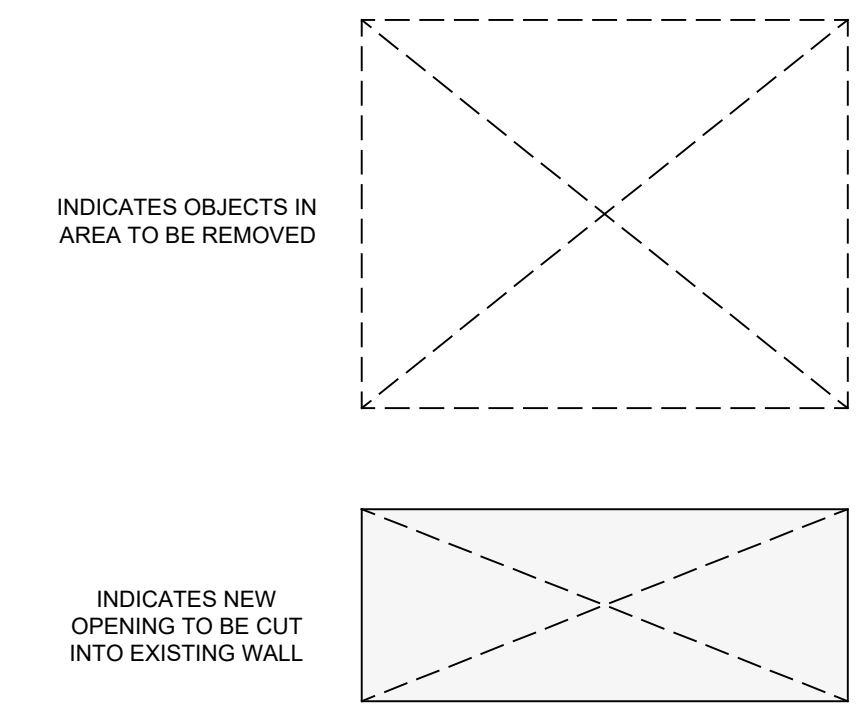
Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705

Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

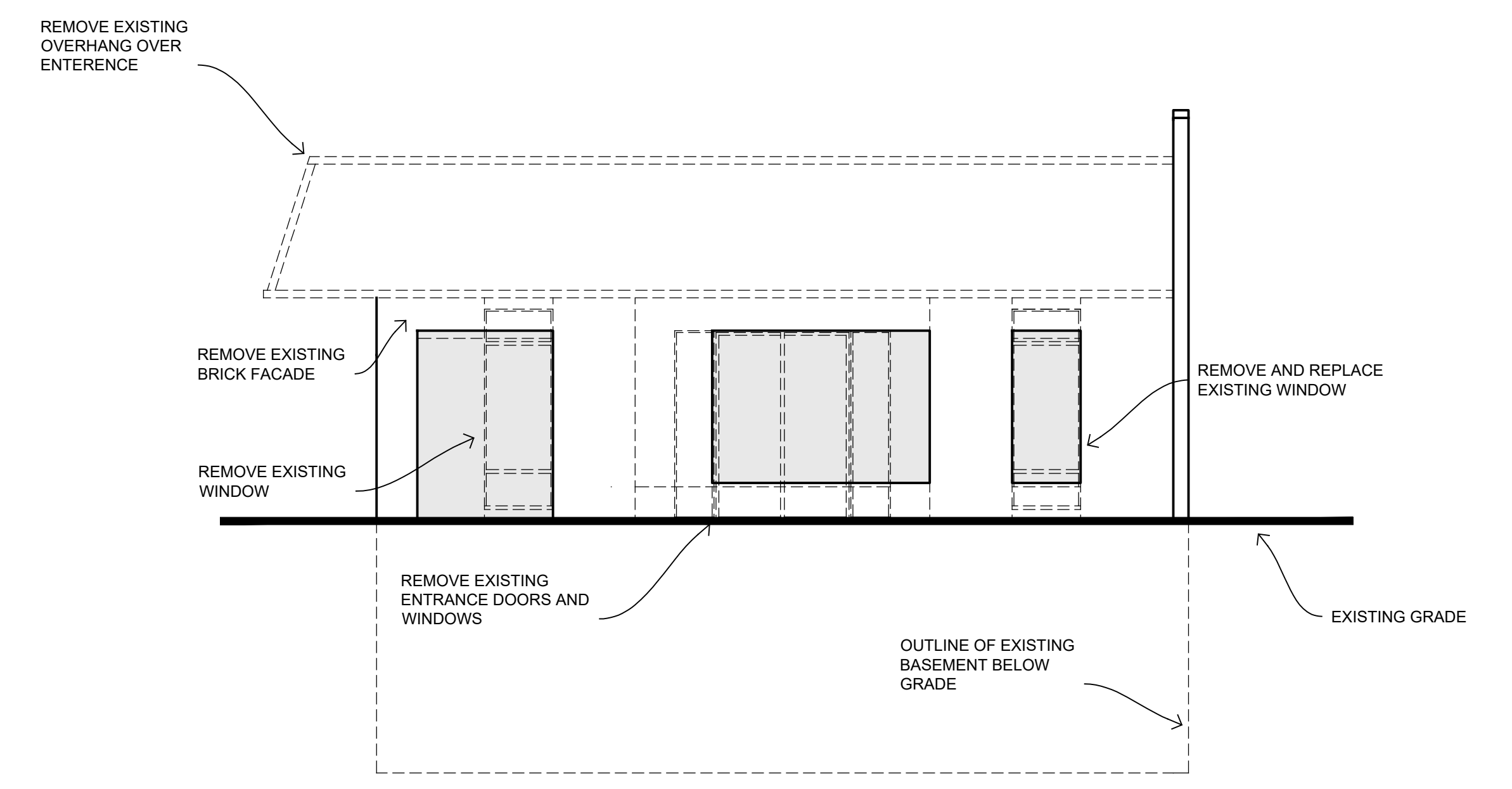


134 S MAIN ST ROCHESTER
PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
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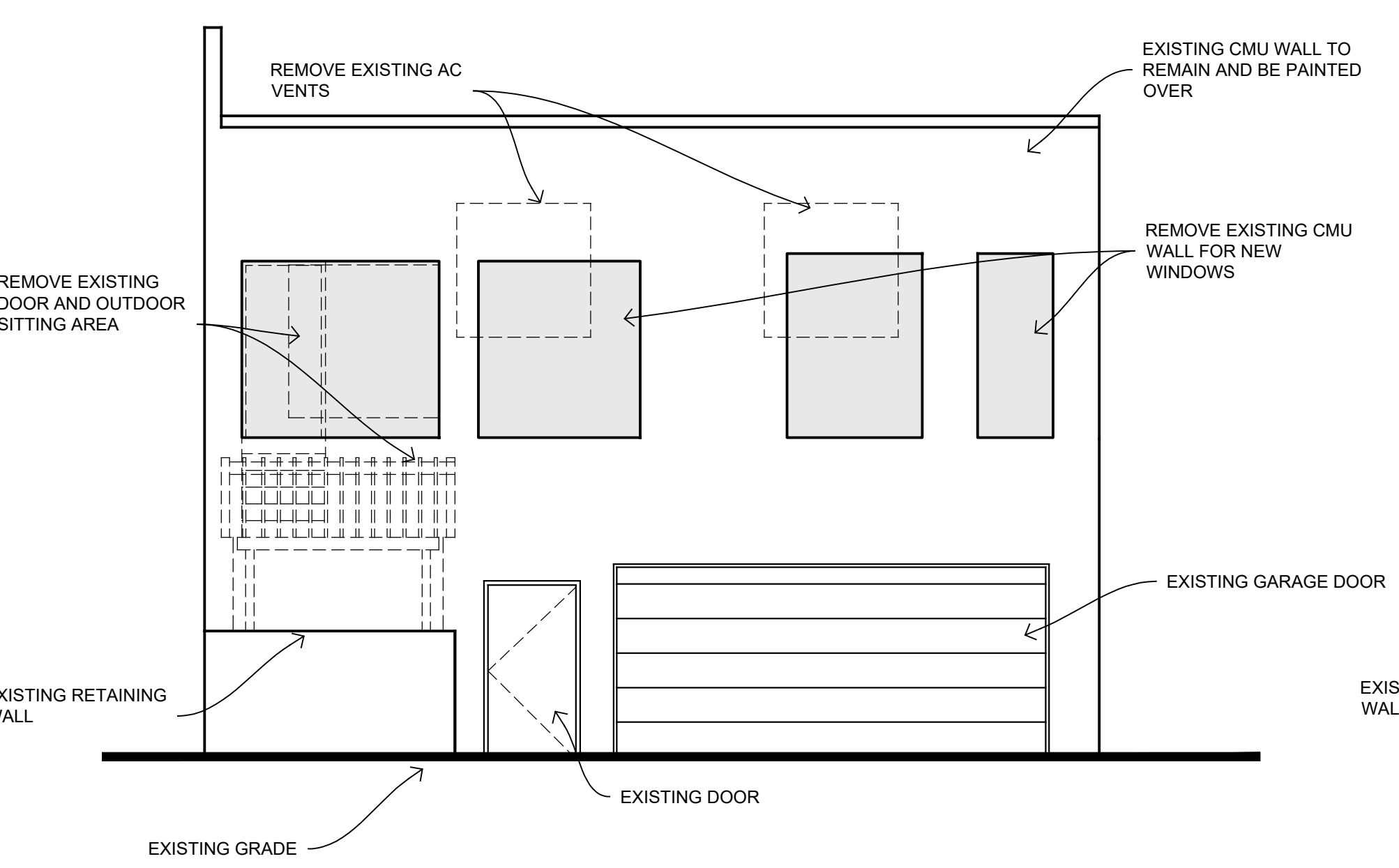
Designer
KS
Date
11/10/2025
Scale
Not to Scale
Drawing No.
#25-50856_V1



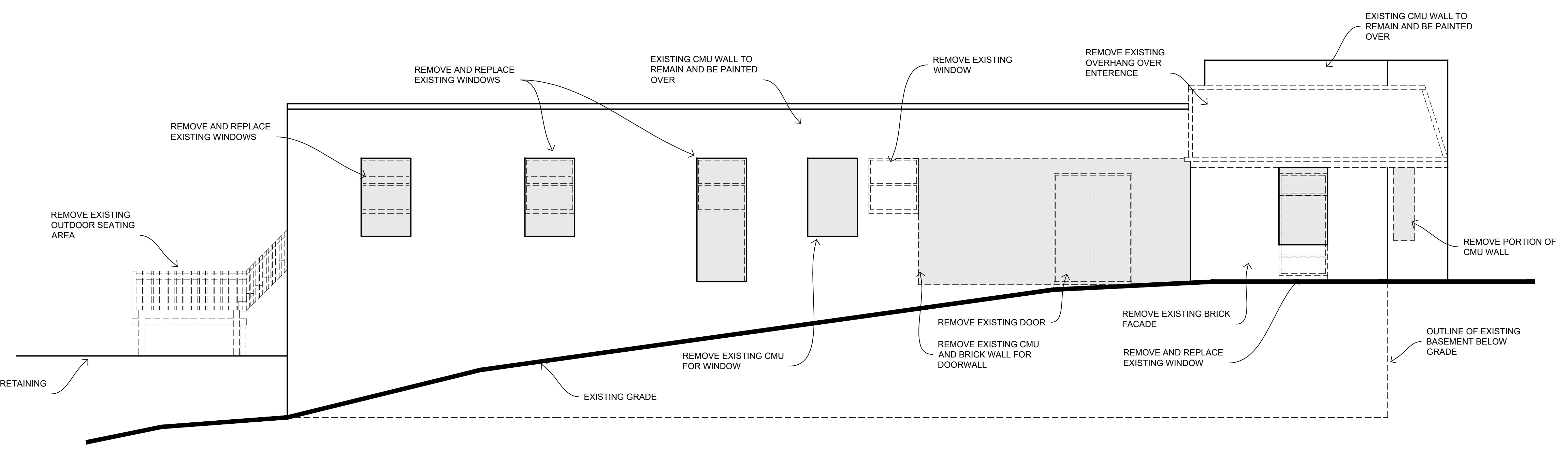
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SCALE: 3/16" = 1'-0"

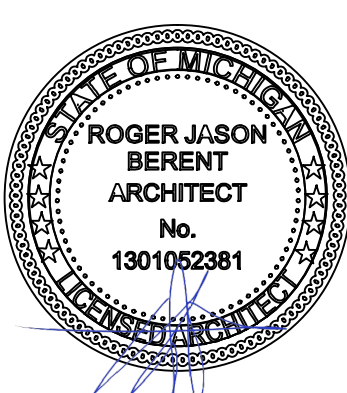


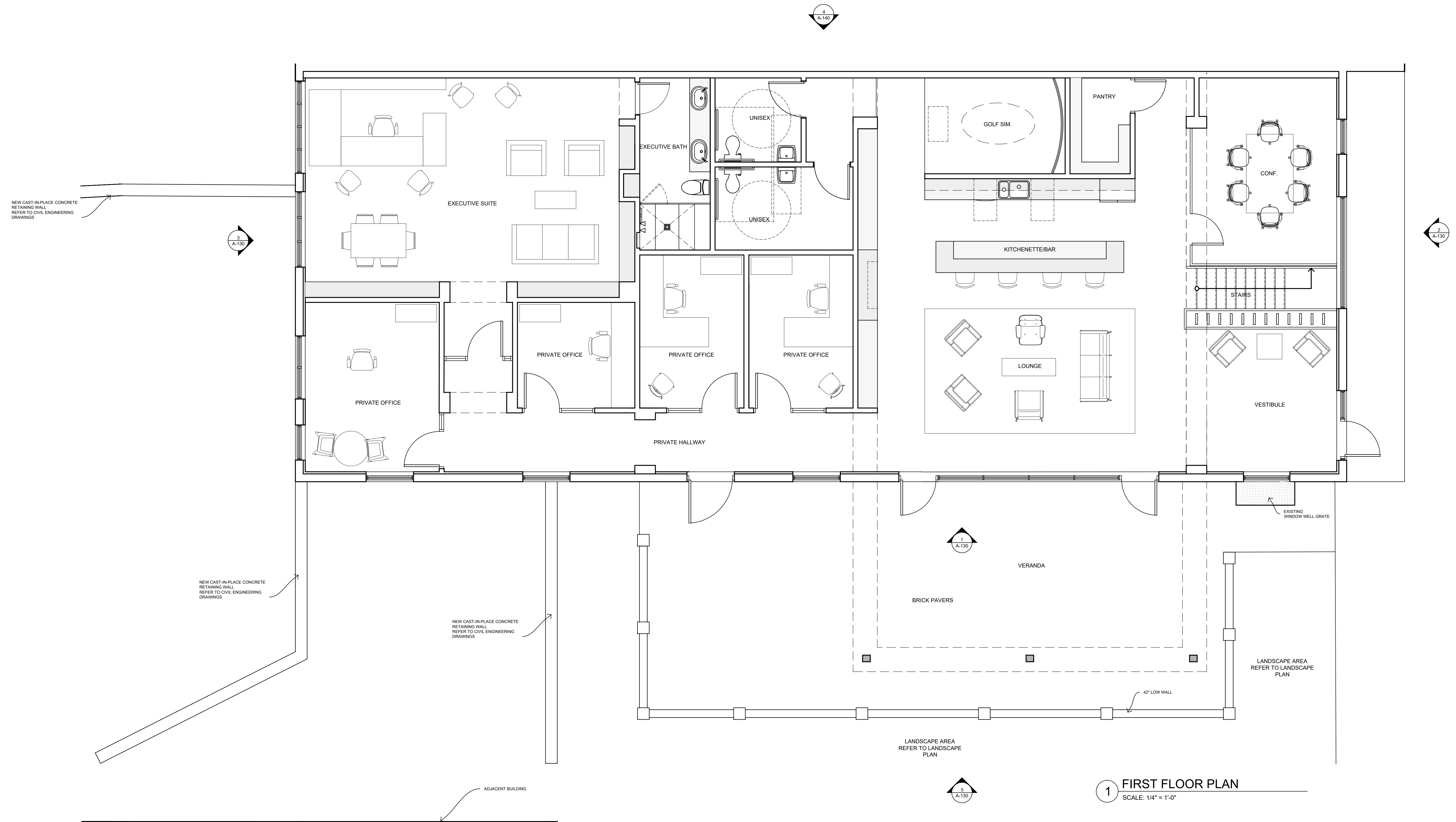
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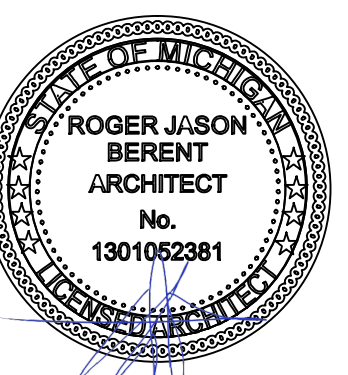
1 DEMOLITION ELEV. NORTH
SCALE: 3/16" = 1'-0"

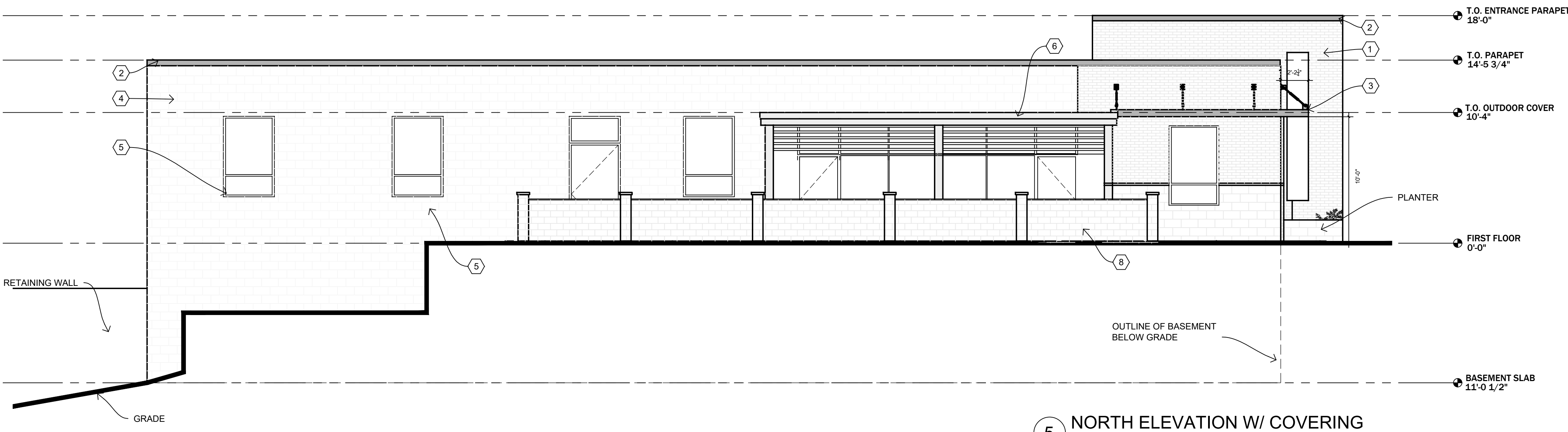
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				No.	Date	Description		Scale:	Checked By:	
							DRAWING TITLE:			





Structural Engineer:	Architect: ROGER BERENT ARCHITECTS 6435 Apple Orchard Lane, Rochester Hills, MI 48306 248.800.6505 roger@rogerberent.com	Owner:	These drawings are instruments of service and as such are the property of the Architect. The Architect's drawings, specifications and related documents are not to be used by the Owner or others on other projects, for additions to this Project, or for completion of this Project by others.	Drawing Issue:			Project: 134 S. MAIN ST. Rochester, Michigan	Date:	Drawn By:	Drawing Number: A-120 ARCHITECTURAL-120
				No.	Date	Description		Scale:	Checked By:	
							DRAWING TITLE:			





5 NORTH ELEVATION W/ COVERING
SCALE: 3/16" = 1'-0"

- MATERIAL LEGEND**
- 1 LIMESTONE PANEL
 - 2 BLACK ALUMINUM ROOF PARAPET
 - 3 BLACK ALUMINUM AWNING AT ENTRANCE
 - 4 PAINTED CMU BLOCKS
 - 5 BLACK ALUMINUM GLAZING AND DOOR SYSTEM
 - 6 BLACK ALUMINUM PATIO COVER
 - 7 ALUMINUM LETTERING
 - 8 LIGHT COLORED STONE

8 LOW WALL
MANUFACTURER: READING ROCK
TYPE: ROCK CAST STONE VENEER
SIZE: -
FINISH: -
COLOR: BUFFSTONE

5 WINDOWS
MANUFACTURER: -
TYPE: ALUMINUM FRAMING SYSTEM
SIZE: -
FINISH: -
COLOR: BLACK



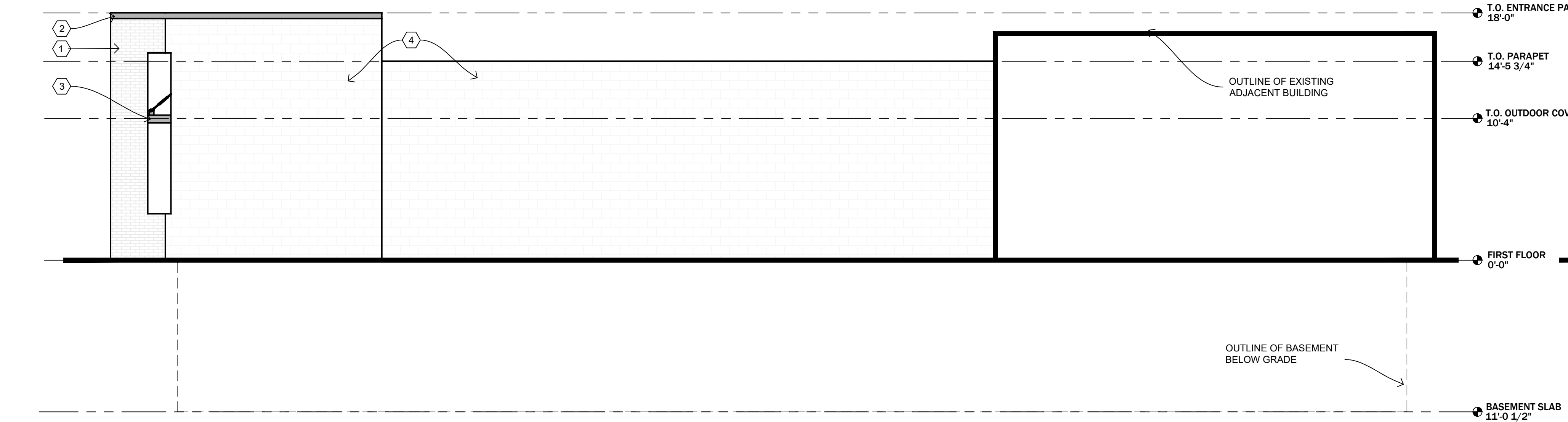
6 VERANDA AWNING
MANUFACTURER: SITE FABRICATE
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COLOR: BLACK



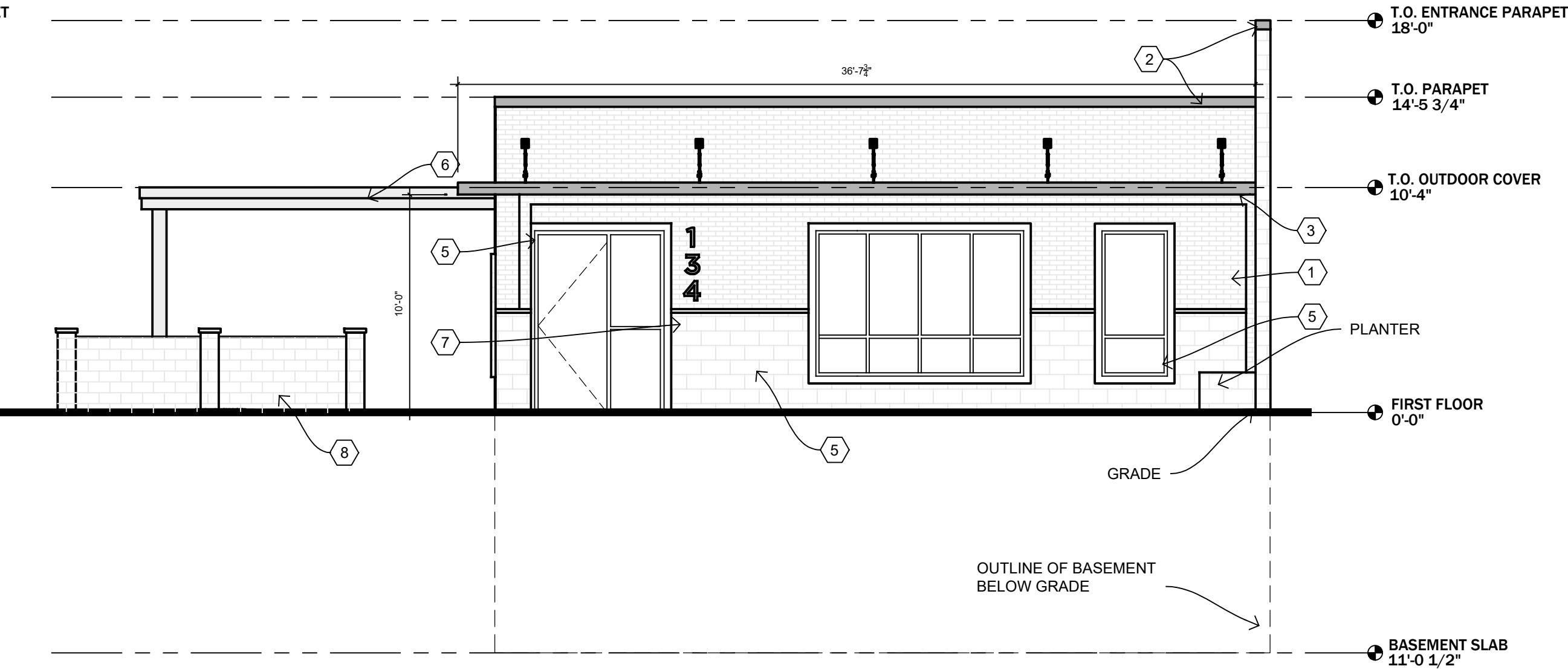
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COLOR: -



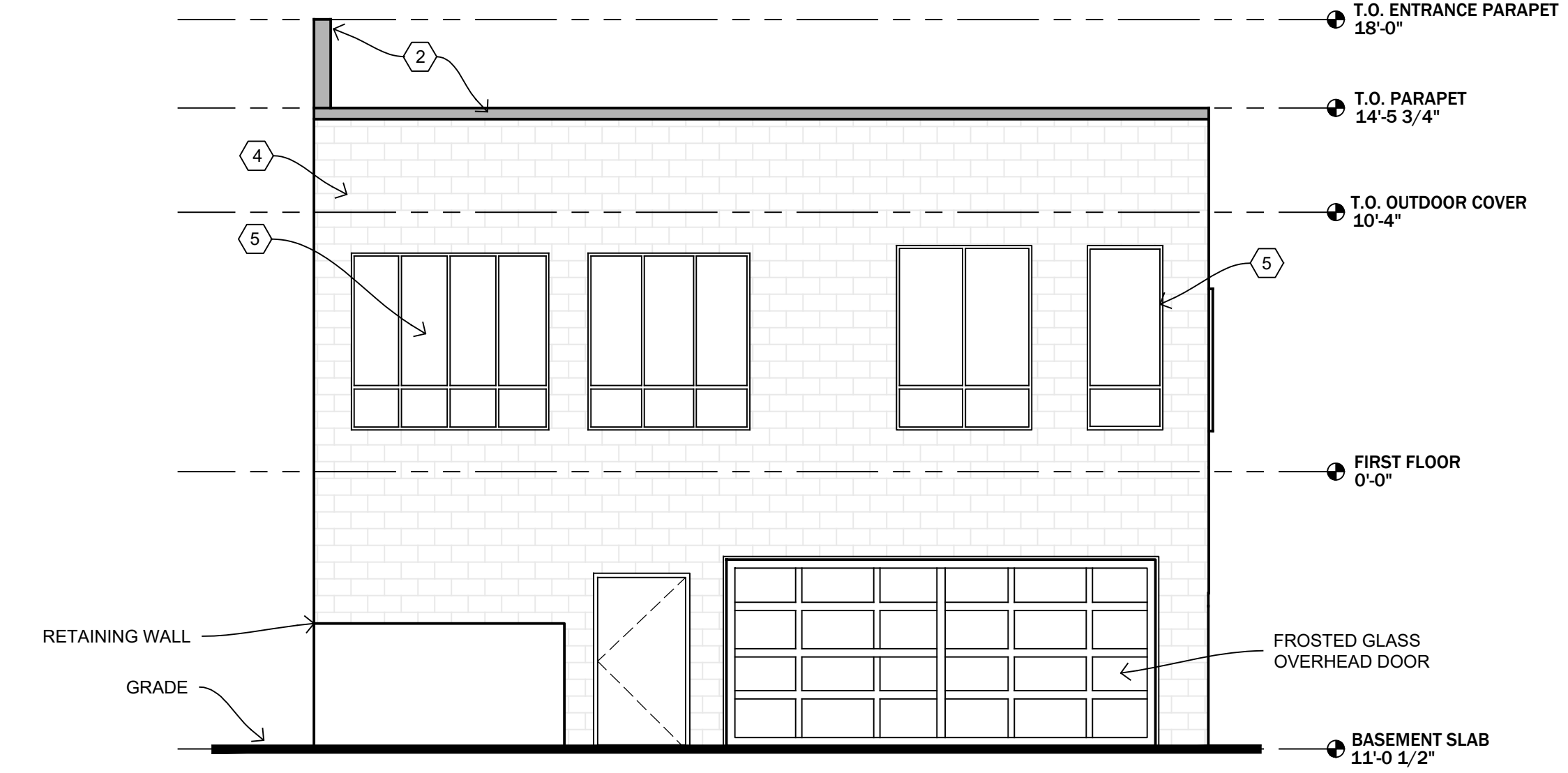
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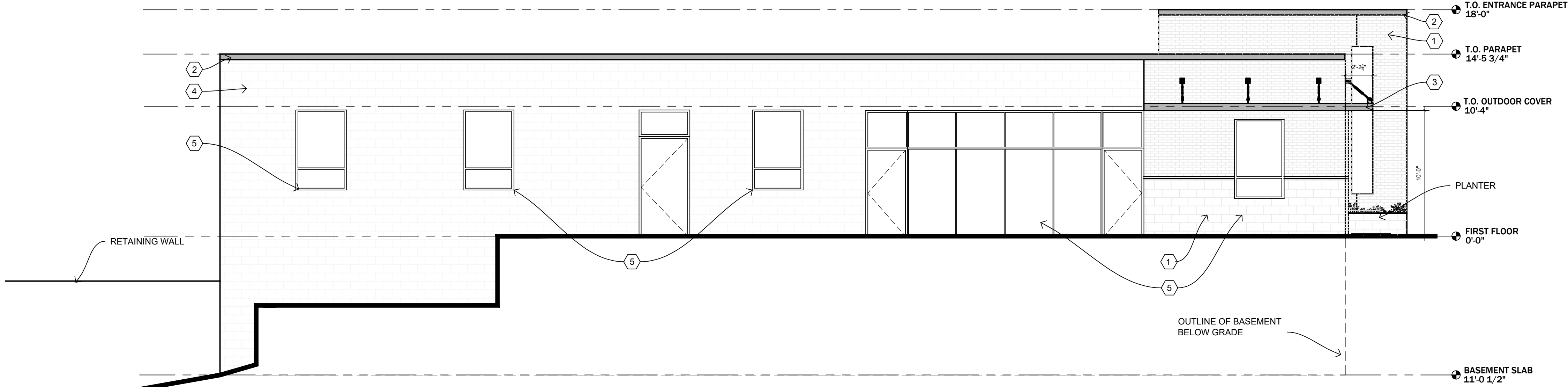
4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



3 EAST ELEVATION
SCALE: 3/16" = 1'-0"



1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

Structural Engineer:	Architect: ROGER BERENT ARCHITECTS 6435 Apple Orchard Lane, Rochester Hills, MI 48306 248.800.6505 roger@rogerberent.com	Owner:	These drawings are instruments of service and as such are the property of the Architect. The Architect's drawings, specifications and related documents are not to be used by the Owner or others on other projects, for additions to this Project, or for completion of this Project by others.	Drawing Issue: No. Date Description 11.07.2025 SITE PLAN SUBMISSION	Project: 134 S. MAIN ST. Rochester, Michigan	Date: Scale: DRAWING TITLE:	Drawn By: Checked By:	Drawing Number: A-200 ARCHITECTURAL-200	Seal:
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4 SOUTH ELEVATION RENDER
SCALE: N.T.S.



2 NORTH ELEVATION RENDER
SCALE: N.T.S.

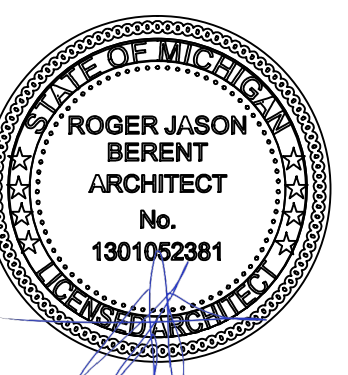


3 EAST ELEVATION RENDER
SCALE: N.T.S.



1 WEST ELEVATION RENDER
SCALE: N.T.S.

Structural Engineer:	Architect: ROGER BERENT ARCHITECTS 6435 Apple Orchard Lane, Rochester Hills, MI 48306 248.800.6505 roger@rogerberent.com	Owner:	These drawings are instruments of service and as such are the property of the Architect. The Architect's drawings, specifications and related documents are not to be used by the Owner or others on other projects, for additions to this Project, or for completion of this Project by others.	Drawing Issue:			Project: 134 S. MAIN ST. Rochester, Michigan	Date:	Drawn By:	Drawing Number: A-210 ARCHITECTURAL-210
				No.	Date	Description		Scale:	Checked By:	





4 INDOOR RENDER
SCALE: N.T.S.



2 VERANDA RENDER
SCALE: N.T.S.

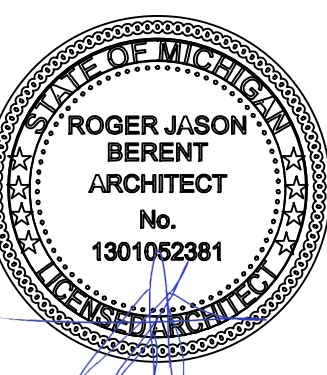


3 VERANDA RENDER
SCALE: N.T.S.



1 FRONT DETAIL RENDER
SCALE: N.T.S.

Structural Engineer:	Architect: ROGER BERENT ARCHITECTS 6435 Apple Orchard Lane, Rochester Hills, MI 48306 248.800.6505 roger@rogerberent.com	Owner:	These drawings are instruments of service and as such are the property of the Architect. The Architect's drawings, specifications and related documents are not to be used by the Owner or others on other projects, for additions to this Project, or for completion of this Project by others.	Drawing Issue: No. Date Description 11.07.2025 SITE PLAN SUBMISSION	Project: 134 S. MAIN ST. Rochester, Michigan	Date: Scale: DRAWING TITLE:	Drawn By: Checked By:	Drawing Number: A-220 ARCHITECTURAL-220
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MCKENNA

November 24, 2025

Planning Commission
City of Rochester
400 Sixth Street
Rochester, MI 48307

Subject: **139 Romeo/Mixed-Use; Preliminary Plan Review#2;** Revised Site Plan dated 10/31/2025; response letter dated 10/31/2025.

Dear Planning Commissioners:

At the City’s request we have reviewed a proposal from Joe Iacopelli to demolish a 4,837 sq. ft existing building and construct a new 2-story 6,785 sq. ft mixed-use building. The subject site has an area of 0.28 acres and is located on the north side of Romeo Road between High Street and Main Street and is zoned B-1(General Business District).

The plan proposes the construction of retail space on the first floor and 2 residential units on the second floor. Retail uses are permitted by right per Section 1301 (1) of the Zoning Ordinance. Upper story apartments are permitted as a special exception use per Section 1303 (8) of the Zoning Ordinance.

This preliminary review is to ensure adequate information has been submitted for the plan to be forwarded to Planning Commission to set a date for its hearing and does not constitute a complete site plan review.



Source: Google Maps

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REVIEW COMMENTS

The comments below summarize the main features of the projects. Comments in underlined text must be addressed.

1. The required front, rear and side yard setbacks are 15 feet, 3 feet, 10 feet/35 feet, respectively. The proposed setbacks are 21 feet, 180+ feet and 0 feet/11.48 feet, respectively. The building does not meet the minimum side yard or combined side yard requirement. The Planning Commission has the discretion to modify these setbacks, but the applicant must provide written justification based on the standards listed in Section 2005 (d) (1) through (3). The applicant's written narrative states *"the zero lot line on the east side has been discussed with the zoning department in a meeting with the owner and civil engineer and has been approved."* Administration can only provide guidance. The approval authority rests with the Planning Commission. The written statement as noted must be submitted.
2. Access to the rear of the parcel is not possible without using the paved area on the parcel to the west and vice versa. Per the applicant, they are in the process of drafting a legal agreement. Copy of the agreement is subject to review by the City Attorney and must be recorded with the registrar of deeds.
3. The site has an existing sidewalk along its Romeo frontage, and the plan proposes a new 5' wide sidewalk abutting the building. Ramp location is noted.
4. A 10' x 25' loading space for small trucks is proposed on the west side of the building for loading/unloading activity.
5. Parking requirement for multi-family units is 1.5 spaces for a 1-bedroom unit and 2 spaces for each 2-bedroom unit. The applicant states that all units will be one-bedroom. The floor plan appears to show 2 full bedrooms, although a second bedroom is labeled as an 'office'. We had previously requested that the applicant get clarification from the building official if the second room is considered as a bedroom under building code/occupancy standards. The applicant has stated that 'we can discuss occupancy with the building department during their review.' Since such a determination will have an impact on the number of parking spaces required/variance being sought, the clarification must be provided at this time.
6. Parking requirement for retail use is one (1) space per 200 sq. ft of **gross** floor area. The parking calculations note the floor area as 1,400 sq. ft when the footprint shown measures 1,947.64 sq. ft (61.83' x 31.5'). Correct the calculations based on total floor area. This may result in the need for parking variance for additional spaces.
7. Per ADA regulations, one (1) of the barrier free accessible space has been provided within the front yard which currently is an expanse of asphalt. Section 2005 (b) prohibits use of the required front yard for vehicular parking. We acknowledge the parcels' odd shape and size create challenges. In addition, the barrier free space per ADA guidelines must be provided closest to the entrance. The applicant notes their intent to seek a variance from this standard. The remaining area along the frontage - varying between 3.5' and 15' – is to be incorporated into a greenbelt.
8. The plan shows 3 parking spaces underneath a second story cantilever, supported by poles. Per the applicant's turn diagram, a vehicle can maneuver in and out of these spaces.
9. Although the site plan proposes parking spaces in the rear, it is a reasonable assumption that patrons/customers to the retail use will park in the parking spaces to the west of the building, belonging to the adjoining parcel. The applicant has stated that they will be entering into a shared



parking agreement with the neighboring parcel. Copy of the agreement must be submitted for City Attorney review.

10. Section 2804 (e) of the Zoning Ordinance requires a screen wall to be provided on the sides of the parcel that abut single family residential uses to the east. These screen walls can be limited to the areas of development only. The site plan notes an existing residential fence on the east side of the parking area at the rear, which is located on top of a retaining wall. The applicant letter states that a picture of the wall is included on the civil plans, but we don't see it on any sheet. Clarify.
11. The applicant has submitted a landscape plan that show landscaping within the front greenbelt and also on the north side of the parking lot at the rear of the site. A general landscape maintenance note has been included.
12. The lighting plan for the site has been submitted. However, the lighting plan must be updated to align with the revised site plan which includes only one parking space in front of the building.
13. The proposed architectural elevations appear to include materials which are compatible in color and design to the materials on buildings on abutting sites with the exception of the proposed green metal rainscreen which does not appear to be cohesive with the rest of the proposed materials. We had previously recommended a change in color to shades of grey or beige to enhance the metal 'wood' siding and brick proposed. The applicant has responded stating they intend to keep the green color noting *"it was discussed with the zoning department that there are no restrictions or guidelines on what exterior color materials and colors can be used."* While the ordinance may not have specific material or color guidelines, the proposed use is a special exception use. Per Section 2601, the Planning Commission has the authority to require any changes to the plan and impose any conditions that would ensure the use/design is appropriate for that particular location and compatible.
14. Revise Sheets SPA 3 and SPA-4 to accurately reflect the proposed site design. The Planning Commission has required that renderings must be true to the proposed site plan, not merely representations.

RECOMMENDATION

The plan submitted at this time includes the information necessary for preliminary plan consideration. Therefore, we recommend that the Planning Commission place the above-mentioned plan on the next available agenda for public hearing and consideration of site plan and special exception approval, subject to the submission of a complete revised site plan set addressing all of the issues noted.

Respectfully
McKENNA

Ms. Vidya Krishnan
Senior Principal Planner

Cc: Jeremy Peckens
Nik Banda
Jeff Kragt
Rose McKinney



October 09, 2025

City of Rochester – Planning Commission
400 Sixth Street
Rochester, MI 48307

Re: 139 Romeo Road Mixed-Use
Architect's Project No.: 25092

City of Rochester Planning Commission,

Joe Iacopelli is submitting for the following project at 139 Romeo Road in Rochester, MI for site plan approval. The project will be an approximately 4800 sqft mixed-use development, with Business on the first level and R-2 on the second level (two 1-bedroom units). The existing vacant building on site will be demolished, with the new construction occupying approximately the same footprint.

We would like to request variances for the following items in site plan approval:

1. Parking Within the Front Setback

- Due to the abnormal shape of the site, we are only able to fit 8 parking spaces in the rear behind the building, even though additional spaces are required. We are asking to be allowed two parking spaces in front of the building within the front setback, as shown on the site plan. Three other neighboring properties on Romeo Rd have parking within the same setback for their buildings, so we do not believe the parking in front would be detrimental to the character of the road.

2. One Less Parking Space than Required (Potential)

- We are required 3 parking spaces for the two 1-bedroom units on the second level. We are required between 6-8 parking spaces for the 1593 sqft ground level tenant space, depending on the use of the business that will eventually go into the building. We are planning for the more stringent scenario of 1 space/200sqft, in which case we would need 11 spaces total. We are asking for a variance for 10 spaces instead of the 11 required if this scenario occurs. Due to the abnormal shape of the site, we cannot fit any more parking spaces than we have shown already.

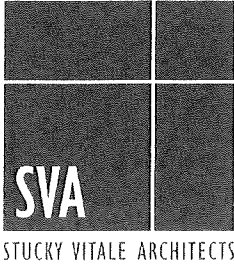
3. Access Over Neighboring Property (Existing Parking)

- Due to the abnormal shape of the site, the 24' wide drive aisle up the SW side of the building crosses over the neighbor's property line. This drive aisle is already in use as access to the neighbor's parking spaces and is part of an easement on the owner's (Joe Iacopelli) property. Access onto the neighbor's property will be required, but only to support what the drive aisle is already being used for.

Respectfully submitted,

Kevin Rosenberg, AIA, NCARB
Architect / Project Coordinator

Joe Iacopelli
Owner Requesting Site Plan Approval



October 31, 2025

Nik Banda / Jeremy Peckens
City of Rochester - Zoning
400 Sixth Street
Rochester, MI 48307

RE: 139 Romeo Rd Mixed Use
139 Romeo Rd
Rochester, MI 48307
Architects' Project No.: 2025.092

This letter has been issued in response to the Preliminary Plan Review dated 10/26/2025 issued by McKenna for the proposed project at 139 Romeo Rd, Rochester, MI. All revisions described in the responses below are included in the drawings which have been reissued along with this letter.

Preliminary Plan Review Response Letter

Review Comments:

1. There is no written narrative accompanying the application. We have made an assumption that the existing building is being demolished in its entirety. Confirm and include a demolition plan.
 - Response: A written narrative was provided with a letter listing the requested variances, but has been added to the notes on SPA-1. The assumption is correct that the existing building is being completely demolished. Civil has issued a new demolition plan showing the existing structures that are to be demolished.

2. Note the square footage of the total building area.
 - Response: The gross square footage of the building, 6,785 GSF, is listed under Chapter 5 of the Project Information on SPA-1. The building was previously 4,837 GSF before the basement was added to the building, see the Additional Comment at the end of the letter.

3. The required front, rear and side yard setbacks are 15 feet, 3 feet, 10 feet/35 feet, respectively. Note the setbacks to the proposed building on the plan. Based on our scaling, the building appears compliant with the front yard and rear yard setbacks and does not meet the minimum side yard or combined side yard requirement. The Planning Commission has the discretion to modify these setbacks, but the applicant must provide written justification based on the standards listed in Section 2005 (d) (1) through (3).
 - Response: The zero lot line on the east side of the building has been discussed with the zoning department in a meeting with the owner and civil engineer and has been approved. The civil engineer has provided additional dimensions showing setbacks on the site plan.
4. Access to the rear of the parcel is not possible without using the paved area on the parcel to the west and vice versa. Provide a written copy of a shared and recorded access easement with the neighboring parcel.
 - Response: The neighbor is amenable to creating an access easement, as they currently have one with the property owner for their existing parking spaces. The owner and neighbor are in the process of drafting a legal agreement, and the neighbor will be providing a letter of intent in the meantime for an access easement.
5. Note width of sidewalk along Romeo and all sidewalk on the site abutting the building. Identify ramp locations. Minimum width of sidewalk must be 5'.
 - Response: The width of the sidewalk at the front of the building has been revised to 5', and the civil engineer has provided additional dimensions and notes on the site plan for new and existing sidewalks.
6. Clarify where and how delivery vehicles will access the site. If such loading/unloading will require the use of the paved area on the abutting parcel, provide a written agreement.
 - Response: The business on the ground floor will not require large delivery trucks. We have noted a space for a small truck to park along the side of the building, with enough space for cars to pass by. The truck will exit through the property and to the west, similar to how the neighboring property to the west would operate.
7. Parking requirement for multi-family units is 1.5 spaces for a 1-bedroom unit and 2 spaces for each 2-bedroom unit. The site plan assumes parking required as 1.5 for each unit; however, the floor plan appears to show 2 full bedrooms, although a second bedroom is labeled as an 'office'. Clarification is required from the building official/Fire Department if the second room is considered as a bedroom under building code/occupancy standards. The residential units may require 1 additional parking space.
 - Response: The units are only intended to be 1-bedroom units, with a smaller room as an office for those who work from home. We can discuss the occupancy with the building department during their review. We are currently asking for a variance in the number of parking spaces, as we have already included the maximum amount allowable on the site per other comments.

8. Per ADA regulations, one (1) of the parking spaces must be a barrier free accessible space i.e., handicap accessible. Per our recommendation in Comment 4, one of the 2 spaces along Romeo frontage must be removed to accommodate a greenbelt and the second space must be made handicap accessible.
 - Response: The parking in front of the building has been revised from two parking spaces to one ADA space and 4' of greenbelt between the parking and the existing public sidewalk. See site plan for revisions.

9. The frontage along Romeo Road is an expanse of asphalt which the applicant intends to retain as-is to accommodate parking. Section 2005 (b) prohibits use of the required front yard for vehicular parking. The applicant notes their intent to seek a variance from this standard and points to existing non-conformities other parcels to justify keeping the current design. Since the applicant is demolishing the existing structure and building a new structure with greater density of uses, existing nonconformities cannot be used as a justification for not meeting the ordinance. We acknowledge the parcels' odd shape and size create challenges. We believe the applicant can request a variance to provide a handicap accessible space in front of the building for compliance with ADA requirements; however, the remaining front yard setback area must be incorporated into a greenbelt to provide for a clear separation between vehicular traffic/parking on the site and pedestrians. The plan shows a front yard setback of 22 feet of which 13 feet can be designated for the barrier free space, 3 feet for the ADA complaint sidewalk access to the door and the remaining 6 feet must be greenbelt.
 - Response: The site plan has been revised to include an ADA parking space and greenbelt in front of the building (4' wide because the sidewalk must be 5' per comment 5). We are currently asking for a variance for parking in the front setback due to the restrictions across the rest of the site.

10. The plan shows 3 parking spaces underneath a second story cantilever, supported by poles. Note width of the spaces under the cantilever, between the poles and provide turn diagram to show how vehicles will maneuver in/out of these spaces.
 - Response: A width of 9' between the poles has been noted on SPA-1. A turning diagram has been added to the site plan by the civil engineer to demonstrate how cars will maneuver in and out.

11. Although the site plan proposes parking spaces in the rear, it is a reasonable assumption that patrons/customers to the retail use will park in the parking spaces to the west of the building, belonging to the adjoining parcel. The applicant must consider execution of a shared parking agreement with the neighboring parcel or installation of signage which would prevent issues of trespass or parking violations.
 - Response: The owner and neighbor have agreed to enter into a shared parking agreement between the two sites. The neighbor at 135 Romeo will allow the owner of 139 Romeo to use two six existing parking spots next to his building. The four parking spots not to be used will have signs installed. We are hoping the two additional parking spaces next door will make the parking variance requested more feasible. The owner and neighbor are in the process of drafting a legal agreement, and the neighbor has provided a letter of intent in the meantime.

12. Add a note on proposed method of trash removal. A trash area is shown but how does this function? Is it just trash cans in the open?
- Response: A clarifying note has been added to the site plan stating that rolling trash bins will be stored in a fenced-in enclosure, to be brought out to the sidewalk by tenants during trash pickup days.
13. As required by Section 2804 (e) of the Zoning Ordinance, a screen wall must be provided on the sides of the parcel that abut single family residential uses to the east. These screen walls can be limited to the areas of development only. If there are already existing walls or fences in these areas, they must be clearly shown and labeled on the site plan along with their height. Pictures must be submitted to determine if the fence/wall requires replacement or repair.
- Response: There is an existing low retaining wall along the east end of the parking lot separating the property from a residence next door. The residence has a fence on top of the retaining wall to screen the house from view. The owner has agreed to repair the retaining wall to match its existing construction, and the residential fence will remain as existing. The civil plans have been updated to note the screening and include an image of the existing condition.
14. The applicant has submitted no landscape plan. The site only notes a crosshatched area labeled landscaping on the southeast corner of the site. Details of this area along with proposed plantings must be provided along with details of greenbelt planting. Landscaping must also be shown to screen headlights on the north side of the parking spaces shown on the north side of the site.
- Response: A landscape plan L.01 was included with the original submission that shows plantings on the north end of the site to screen headlights. The greenbelt discussed in previous comments has been added to the front of the building on L.01.
15. Add a general landscape maintenance note and clarify if any irrigation is to be provided.
- Response: A note has been added to SPA-1 confirming that the owner will be responsible for all maintenance and upkeep of the landscaping on site. No irrigation system is planned to be installed.
16. The lighting plan proposes a new 16' tall light pole on the north end of the site abutting parking. While we understand the need for illumination in this area, it is located behind single family dwellings. The applicant should consider reducing the pole height or using illuminated bollards of lower height.
- Response: A revised photometric plan is included with two bollards at the rear parking. While the bollards cast light west over the property line, the neighbor to the west is a business and a continuation of the parking lot. This option casts the least amount of light possible into the neighboring residential property to the east. If the bollards are not preferred, we have the option for a 10' pole that casts less light into the neighboring properties than the original.

17. The proposed architectural elevations appear to include materials which are compatible in color and design to the materials on buildings on abutting sites with the exception of the proposed green metal rainscreen which does not appear to be cohesive with the rest of the proposed materials. We recommend a change in color to shades of grey or beige to enhance the metal 'wood' siding and brick proposed.

- Response: It was discussed with the zoning department that there are no restrictions or guidelines on what exterior materials and colors can be used. We believe that the green color complements the design of the proposed building and its neighbors.

18. Clarify location and screening for proposed mechanical units such as AC, transformers etc.

- Response: One AC unit will be installed on the ground in the rear of the building, and two units will be installed on the roof. Landscaping has been added to screen the unit on the ground and is shown on the civil plan. Screening for the AC units that will be located on the roof have been added to the elevations on SPA-2. They will not be visible from street level but have been screened for noise. The transformer will be pole mounted.

19. Note location and details of proposed signage for the site.

- Response: Signage will be designed and submitted to the city at a future date after the tenant for the lower level has been determined. A placeholder has been added on sheet SPA-2 to show potential location and size under 100 sqft or 10% of the front façade.

Additional Comment:

The drawings have been revised to include a 1,948 sqft basement below grade. The owner has elected to construct a basement instead of a slab on grade because excavation was already required to remove the footings of the previous building that had been demolished. The basement is solely intended to be a mechanical space, and is not to be used for storage or daily use of the commercial tenant. The basement is allowable and accessible per code, but the owner is requesting that the square footage of the basement not be included in the calculations for parking requirements of the commercial tenant.

End of Response Letter



City of Rochester

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PLANNING COMMISSION SITE PLAN PROCEDURE GUIDE

The Rochester Zoning Ordinance requires site plan approval in a number of situations. This Procedure Guide is intended to assist you in processing a site plan. This guide does not replace nor supersede any provisions of the Zoning Ordinance or any other Code of Ordinance of the City. It is recommended that you obtain a copy of the Zoning Ordinance, as amended. The attached form must be submitted with your request for site plan review.

The Planning Commission will examine the impact of the proposed development on adjoining and nearby properties, persons and activities and will, therefore, be interested in the configuration of the new structures, durability and standards of design. The site plan submittal shall accurately depict the location, height, mass of buildings, grading plans and typical elevations and all other data required by Article 27 of the Zoning Ordinance. Site plans deemed to be incomplete may be returned by the city without placing them on the Planning Commission agenda or the Planning Commission may table (postpone) the site plan review without discussion. Final building plans are not required as part of the site plan submittal; however, a Building Permit cannot be issued except for the plans that conform to the site plan and final engineering approval. Site plan approval by the City does not include a finding of conformance with deed restrictions. If the site plan involves a need for variance from the Board of Appeals, the site plan should first be submitted to the Planning Commission so that the Board of Appeals may benefit from the findings of the Planning Commission. In such cases, the Planning Commission may, in its discretion, grant a site plan approval conditioned on Board of Appeals action. The Planning Commission may also refer the matter to the Board of Appeals without taking action on the proposed site plan.

DEADLINES

- Site plan submittals must be received by the Permit Coordinator no later than 4:00 p.m., four (4) weeks prior to the next regular meeting of the Planning Commission.
- On items that have been previously considered by the Planning Commission, the revised submittals must be submitted to the Permit Coordinator no later than 4:00 p.m., three (3) weeks prior to the next regular meeting of the Planning Commission.
- The city will review the submitted documents and inform the applicant when it will be on the schedule for Planning Commission consideration. There are no set timelines for submittals, as they are dependent on thoroughness of the submitted documents and any revisions that are needed.

Note: The Planning Commission normally meets the first Monday of each month at 7:00 p.m. in the Municipal Building, 400 Sixth Street. Please check the city website for the date of each meeting.

REQUIREMENTS

- Provide all required documentation and appropriate fee(s) to the Permit Coordinator at Jpeckens@rochestermi.org
- Provide 1 DIGITAL (flash drive) & 9 COPIES of the blueprint drawings of the site plan (pre-folded to ¼ size with the blueprint seal on the outside), including the completed application, any correspondence & written supporting documents.

- Provide a check payable to the City of Rochester for the site plan/special exception/special project/rezoning submittal fee (see page 2 for appropriate fee amounts).

APPEARANCE IS REQUIRED:

APPLICANT OR A REPRESENTATIVE FOR THE APPLICANT MUST ATTEND THE PLANNING COMMISSION MEETING IN ORDER TO ANSWER ANY QUESTIONS BY THE COMMISSION MEMBERS. FAILURE OF THE APPLICANT OR APPLICANT REPRESENTATIVE TO ATTEND THE PLANNING COMMISSION MEETING MAY RESULT IN TABLING CONSIDERATION OF THE SITE PLAN OR DENIAL OF THE SITE PLAN.

SCHEDULE OF FEES:

Until all applicable fees have been paid in full, no action shall be taken on any application or appeal. The schedule of fees shall be as follows:

APPLICATION FOR:	FEE:
ZONING BOARD OF APPEALS	
Administrative Processing Fee	\$400
Special Planning Commission Meeting	\$1500
REZONING APPLICATION	
Administrative Processing Fee	\$100
Rezoning Application, less than one acre	\$750
Rezoning Application, more than one acre	\$50 per additional acre
SITE PLAN APPLICATION	
Administrative Processing Fee	\$100
Site Plan Review, less than one acre	\$1,250 first review, \$500 each review, thereafter, subject to \$500 resubmittal fee.
Site Plan Review, more than one acre	\$1,250 for 1st acre + \$50 per each additional acre, each review, thereafter, subject to \$500 resubmittal fee.
CONDOMINIUM PLAN APPLICATION	
Administrative Processing Fee	\$100
Condo Project Application, less than one acre	\$1,000 first review. Each review, thereafter, subject to \$500 resubmittal fee.
Condo Project Application, more than one acre	\$1,000 first review + \$50 per each additional acre, each review, thereafter, subject to \$500 resubmittal fee.

OTHER	
Special Exception Hearing Application	\$500
Special Project Application within a Potential Intensity Change Area (PICA)	\$500
Community / Traffic Impact Study Review	As billed by City Consultant

In addition to the aforementioned fees, the applicant shall be responsible for all necessary engineering costs incurred by the City in processing applications for rezoning and/or site plan approval. A cash deposit (as determined by Administration) shall be deposited by the applicant with the City before any such engineering costs are incurred. Thereafter, all engineering costs shall be deducted from said deposit as incurred from time to time. In the event that said deposit shall be insufficient to cover all such engineering costs, the applicant shall be required to deposit additional sums as determined by the City to be necessary to completely recover the remainder of said engineering costs prior to the continuation of such engineering services. An applicant's failure to deposit such additional sums shall result in a cessation of further engineering services or building inspections by the City and may constitute an abandonment of the application. Upon completion or abandonment, as provided for below, all remaining deposits on hand shall be refunded to the applicant.

Inactivity on the part of an applicant for a period of ninety (90) days or longer in the processing of a rezoning request and/or a site plan approval request, shall be deemed an abandonment of the application requiring submission of a new application and repayment of the above fees, unless prior approval of the applicable board or commission is obtained for a longer period of delay due to extenuating circumstances.

PLANNING COMMISSION - APPLICATION FOR APPROVAL OF SITE PLAN/SPECIAL EXCEPTION/SPECIAL PROJECT

Return to Permit Coordinator with check & required documents listed on page 1

Date Filed : 10/09/2025 **Amount of Review Fee Paid :** \$ 1,350.00

Approval of the site plan is hereby requested for the following parcel of land in the City of Rochester. This application is submitted with the required number of copies of the site plan and payment of the appropriate review fee. The checklist below has been completed to certify the data contained on the site plan. If the required data is not reflected in the site plan, the appropriate box has been checked and a detailed statement is attached explaining why the data is not provided. I understand that if my site plan is deemed to be incomplete, it may be returned by the city without being placed on the Planning Commission agenda or the Planning Commission my table (postpone) the site plan without discussion. By signing this application, the undersigned hereby grants full authority to the City of Rochester, its agents, employees, representatives and/or appointees to enter upon the undersigned lands and properties for the purpose of inspection and examination incidental hereto.

PROJECT COORDINATOR'S NAME: Kevin Rosenberg (Stucky Vitale Architects)

PROJECT COORDINATOR'S E-MAIL ADDRESS:
krosenberg@stuckyvitale.com

PROJECT COORDINATOR'S PRIMARY PHONE NUMBER:
248-546-6700 ext.124

1. Name of proposed development:

139 Romeo

2. Location of property: North side of Romeo Road, between

High Street and
S Rochester Roads.

3. Street address:

139 Romeo Road

4. The property is presently zoned as:

B-1 General Business

5. The total site area is

0.28 acres(s).

6. Portion of total site being developed:

8,120 sq ft (67%)

7. It is proposed the property will be developed as:

Mixed Use (Business and R-2 Residential)

8. A Special Exception is being requested. Yes No.

9. Site Plan - Required Data: Check the appropriate line. If "not provided" line is checked, attach detailed explanation.

PROVIDED	NOT PROVIDED	DESCRIPTION
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Date, including revision.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b. Plan scale of 1" equals 10', 1" = 40'
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c. North arrow.

x		d. Inserted location sketch showing location of subject property in the mile section.
x		e. The seal of one or more of the following: registered architect, registered civil engineer, registered land surveyor, registered landscape architect or registered community planner.
x		f. Existing and proposed grades at all lot corners and catch basins, and at a plan grid interval of not more than fifty (50) feet along all lot lines, road center lines and on the site and beyond for at least fifty (50) feet. Any proposed change of more than twenty-four (24) inches in the existing grade shall require specific approval by the Planning Commission as part of a site plan. Highlight any grade changes in excess of 24”.
x		g. Existing building(s) and street(s) on site and within one hundred (100) feet of site.
x		h. Center line and existing and proposed right-of-way lines of all streets and roads on property or adjoining roads or streets.
x		i. Boundaries of subject property including distances and bearings.
x		j. Proposed buildings and structures on property, including off street parking; walkways, walls, carports and trash receptacles; dimensions of improvements; and acceleration, deceleration and passing lanes, designation of fire lanes and/or other areas in which parking will be prohibited.
x		k. Any proposed sidewalks or walkways within the right-of-way of adjoining roads or streets.
x		l. Sufficient information describing the proposed use and occupancy of the premises to ascertain compliance with the use of regulations of the district.
x		m. As applicable, number of dwelling units, number of bedrooms, number of off-street parking spaces per dwelling unit and per bedroom, percentage of land covered by buildings, total and usable floor areas for purposes of determining off-street parking requirements.
x		n. Landscape plan including tree inventory. (Section 2800).
x		o. Description of utilities including storm drainage; sewage disposal; electrical distribution; telephone and/or television system; natural gas distribution; exterior lighting; water distribution and source; fire hydrant locations; proposed method of solid waste storage, collection and disposal.
		p. The cover letter, signed by the owner and prospective developer holding an equitable interest in the property, shall include legal description and acreage of property; existing zoning classification and proposed zoning classification, if different; general description or proposed development; and estimation of timetable of development.

x		q. The site plan shall be accompanied by architectural sketches showing the proposed building elevations and maximum heights. The site plan package shall also include architectural sketches showing the relationships of the subject building to buildings located to the rear. 1) Clearly demonstrate the impact of the proposed building height and bulk on neighboring buildings with "model", color photo or video display.
x		r. As applicable, the site plan submittal shall be accompanied by an application form, furnished by the Administrative Office, for rezoning.
x		s. Exterior lighting plan and design, with photometrics.

10. Present

landowner:

Joe Iacopelli

E-MAIL: iacopellijoe@yahoo.com

Address:

38329 Dodge Park Rd

City: Sterling Heights State: MI Zip: 48312 Phone: 586-822-2338

11. Firm or individual requesting site plan approval:

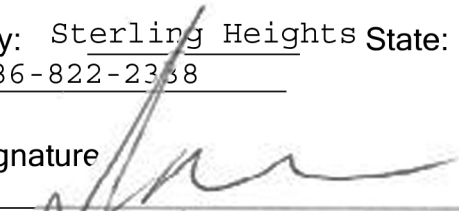
Joe Iacopelli

E-MAIL: iacopellijoe@yahoo.com

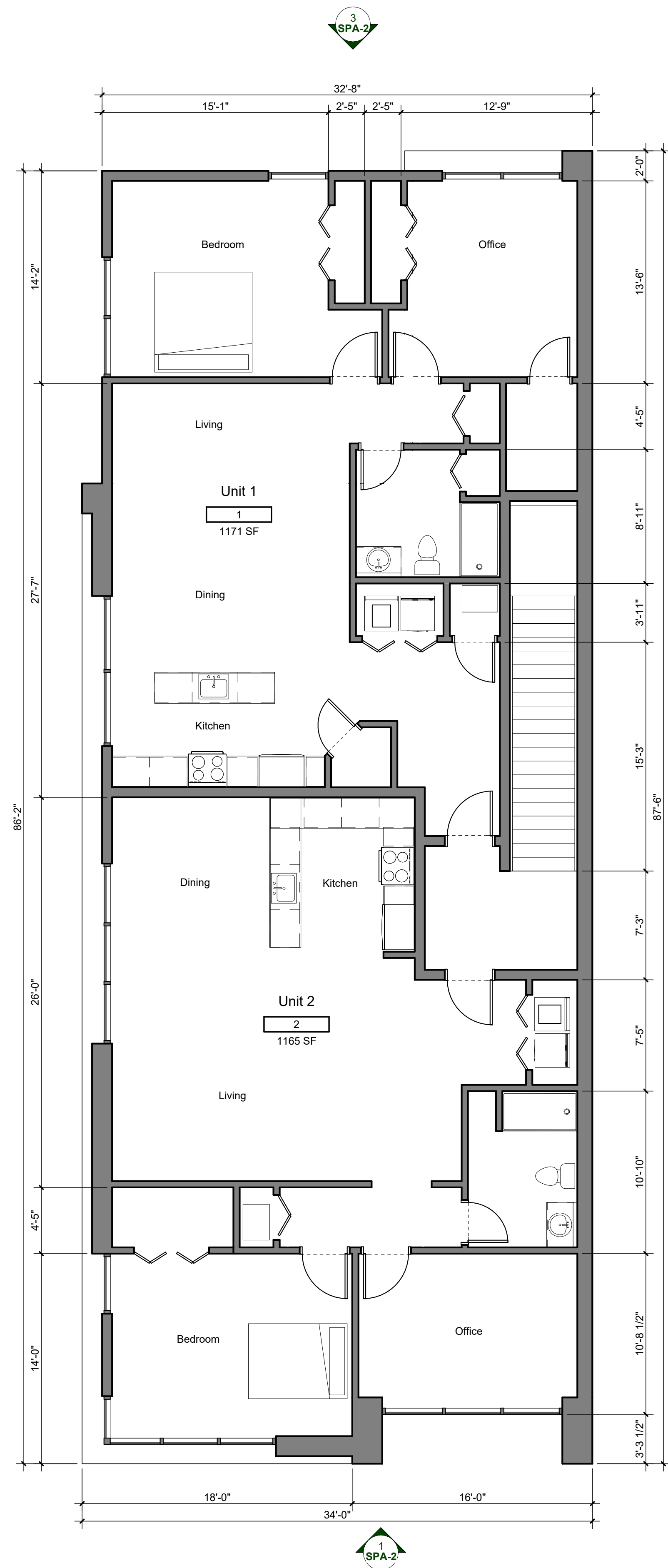
Address:

38329 Dodge Park Rd

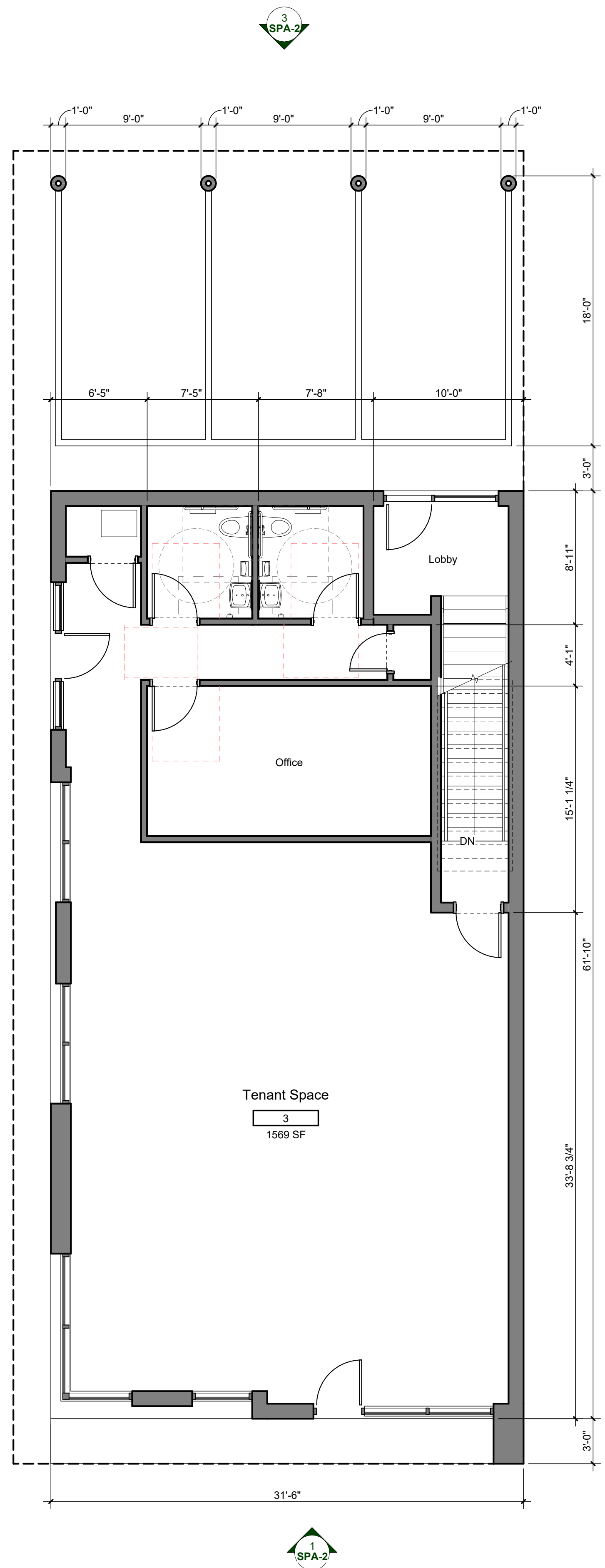
City: Sterling Heights State: MI Zip: 48312 Phone: 586-822-2338

Signature  of Applicant

Print Name Joseph Iacopelli Date Oct 8 2020



2 FLOOR PLAN - LEVEL 2
3/16" = 1'-0"



1 FLOOR PLAN - LEVEL 1
3/16" = 1'-0"

WRITTEN NARRATIVE

JOE IACOPELLI IS SUBMITTING FOR THE FOLLOWING PROJECT AT 139 ROMEO ROAD IN ROCHESTER, MI FOR SITE PLAN APPROVAL. THE PROJECT WILL BE A TWO STORY, 4,837 SQFT MIXED-USE DEVELOPMENT, WITH BUSINESS ON THE FIRST LEVEL AND R-2 ON THE SECOND LEVEL (TWO 1-BEDROOM UNITS). THE EXISTING VACANT BUILDING ON SITE WILL BE DEMOLISHED, WITH THE NEW CONSTRUCTION OCCUPYING APPROXIMATELY THE SAME FOOTPRINT.

PROJECT INFORMATION

PROJECT DESCRIPTION
APPROXIMATELY 4,800 SQUARE FEET, TWO STORY NEW CONSTRUCTION BUILD WITH A WHITE BOX COMMERCIAL TENANT SPACE ON THE GROUND LEVEL AND TWO 1-BEDROOM LIVING UNITS ON THE SECOND FLOOR.

APPLICABLE CODES
2021 MICHIGAN BUILDING CODE (MBC)
2021 MICHIGAN MECHANICAL CODE (MMC)
2021 MICHIGAN PLUMBING CODE (MPC)
2021 MICHIGAN ENERGY CODE (MEC)
2023 NATIONAL ELECTRICAL CODE (NEC)
2009 ICC A117.1
2015 NFPA 101 LIFE SAFETY CODE

BARRIER FREE REQUIREMENTS:
2017 ADA STANDARDS FOR ACCESSIBLE DESIGN (DOJ)
MBC-2009, CHAPTER 11
ICC / ANSI 117.1 - 2006, EXCEPT SECTION 611 & 707

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION
BUSINESS: B
RESIDENTIAL: R-2

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS
ALLOWABLE AREA: 7,000 GSF
ACTUAL AREA: 6,785 GSF
ALLOWABLE STORIES (HEIGHT): 2 STORIES, 40'-0"
ACTUAL STORIES (HEIGHT): 2 STORIES, 23'-0"

CHAPTER 6 - TYPES OF CONSTRUCTION
TYPE: VB
-STRUCTURAL FRAME: 0 HOUR
-BEARING WALLS: 0 HOUR
-EXTERIOR NON-BEARING WALLS: 0 HOUR
-INTERIOR NON-BEARING WALLS: 0 HOURS
-OPENING PROTECTIVES AT EXTERIOR WALL: 0 HOURS
-FLOOR CONSTRUCTION AND SECONDARY FRAMING: 0 HOUR
-ROOF CONSTRUCTION AND SECONDARY FRAMING: 0 HOUR

CHAPTER 9 - FIRE PROTECTION SYSTEMS
AUTOMATIC SPRINKLER SYSTEMS: SPRINKLED PER NFPA 13R (PER SEC. 903.3.1.2)
FIRE ALARM AND DETECTION SYSTEMS: NOT REQUIRED (PER SEC. 907.2.2 AND 907.2.9)

CHAPTER 10 - MEANS OF EGRESS
TABLE 1004.1.2
BASEMENT: 6 OCCUPANTS
LEVEL 01: 11 OCCUPANTS
LEVEL 02: 12 OCCUPANTS
TOTAL OCCUPANTS: 29 OCCUPANTS

ZONING ORDINANCE
DISTRICT - B-1 GENERAL BUSINESS
SETBACKS:
-FRONT - 15'
-BACK - 3'
-SIDES - 35' TOTAL (ONE SIDE NOT LESS THAN 10')
-REQUESTING VARIANCE FOR ZERO-LOT LINE ON EAST SIDE OF BUILDING
MAX HEIGHT - N/A
PARKING:
-BUSINESS - 1 SPACE / 200 SQFT (8 SPACES / 1569 SQFT)
-RESIDENTIAL - 1.5 SPACES / 1-BEDROOM UNIT (3 SPACES / TWO 1-BEDROOM UNITS)
-11 TOTAL SPACES REQUIRED - 10 TOTAL SPACES PROVIDED
-REQUESTING VARIANCE FOR ONE LESS PARKING SPACE AND TWO PARKING SPACES IN THE FRONT SETBACK

LANDSCAPE MAINTENANCE
THE OWNER OF THE PROPERTY AS THE LANDLORD WILL BE RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ALL LANDSCAPING ON THE PROPERTY.

BASEMENT
THE BUILDING WILL HAVE A 1,948 SQFT BASEMENT BELOW GRADE, TO THE EXTENTS OF THE FIRST LEVEL OF THE BUILDING. THE BASEMENT WILL BE UNFINISHED AND IS SOLELY INTENDED TO BE A MECHANICAL SPACE. IT WILL NOT BE FOR STORAGE OR DAILY USE BY THE TENANT OF THE COMMERCIAL SPACE.

THE BASEMENT LEVEL IS ALLOWABLE AND ACCESSIBLE PER CODE, BUT THE OWNER IS REQUESTING THAT THE SQUARE FOOTAGE OF THE BASEMENT NOT BE INCLUDED IN THE CALCULATIONS FOR PARKING REQUIREMENTS OF THE COMMERCIAL TENANT SPACE.

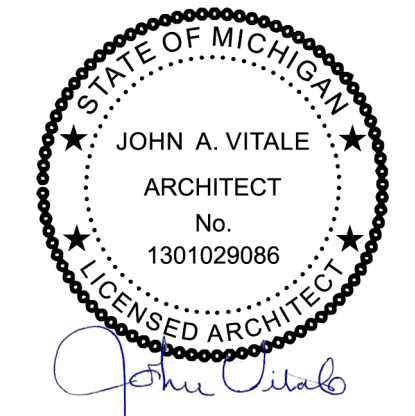


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Consultants

Seal:



Project:
139 ROMEO
MIXED-USE

139 ROMEO ROAD
ROCHESTER, MI 48307

Key Plan:

Issued for
SITE PLAN APP 10.09.25
PRELIM PLAN REV 10.31.25
RESPONSE

Drawn by :
KLR
Checked by :
JAV
Sheet Title :
FLOOR PLANS

Project No. :
2025.092

Sheet No. :
SPA-1

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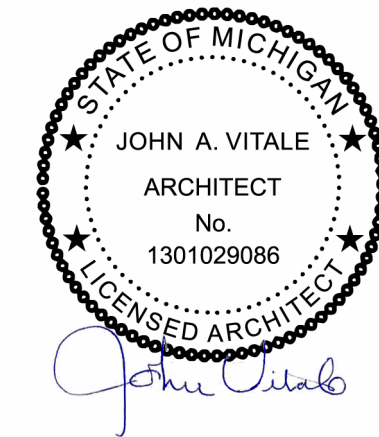


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Drawn by :
 KLR
 Checked by :
 JAV
 Sheet Title :
 EXTERIOR ELEVATIONS

Project No. :
 2025.092

Sheet No. :
SPA-2

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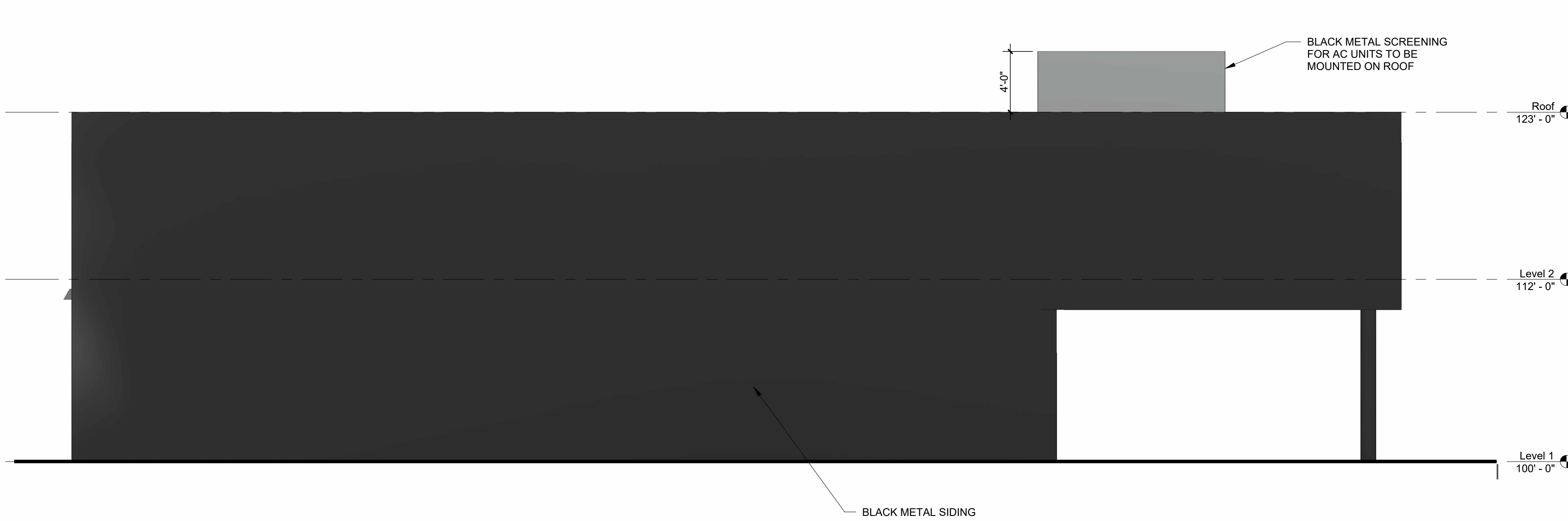
EXTERIOR MATERIAL LEGEND	
MATERIAL	PRODUCT
BURNISHED BLOCK	GRAND BLANC CEMENT - BURNISHED CMU - BOARDMAN
BRICK MASONRY VENEER	BELDEN BRICK - MODULAR - ENGLISH GRAY VELOUR
BLACK METAL RAINSCREEN	ALUCOBOND - TRI-CORN BLACK
GREEN METAL RAINSCREEN	ALUCOBOND - OLIVINE METALLIC
METAL (WOOD) SIDING	LONGBOARD ALUMINUM CLADDING - LIGHT NATIONAL WALNUT



6 Northwest Perspective View
 SPA-2



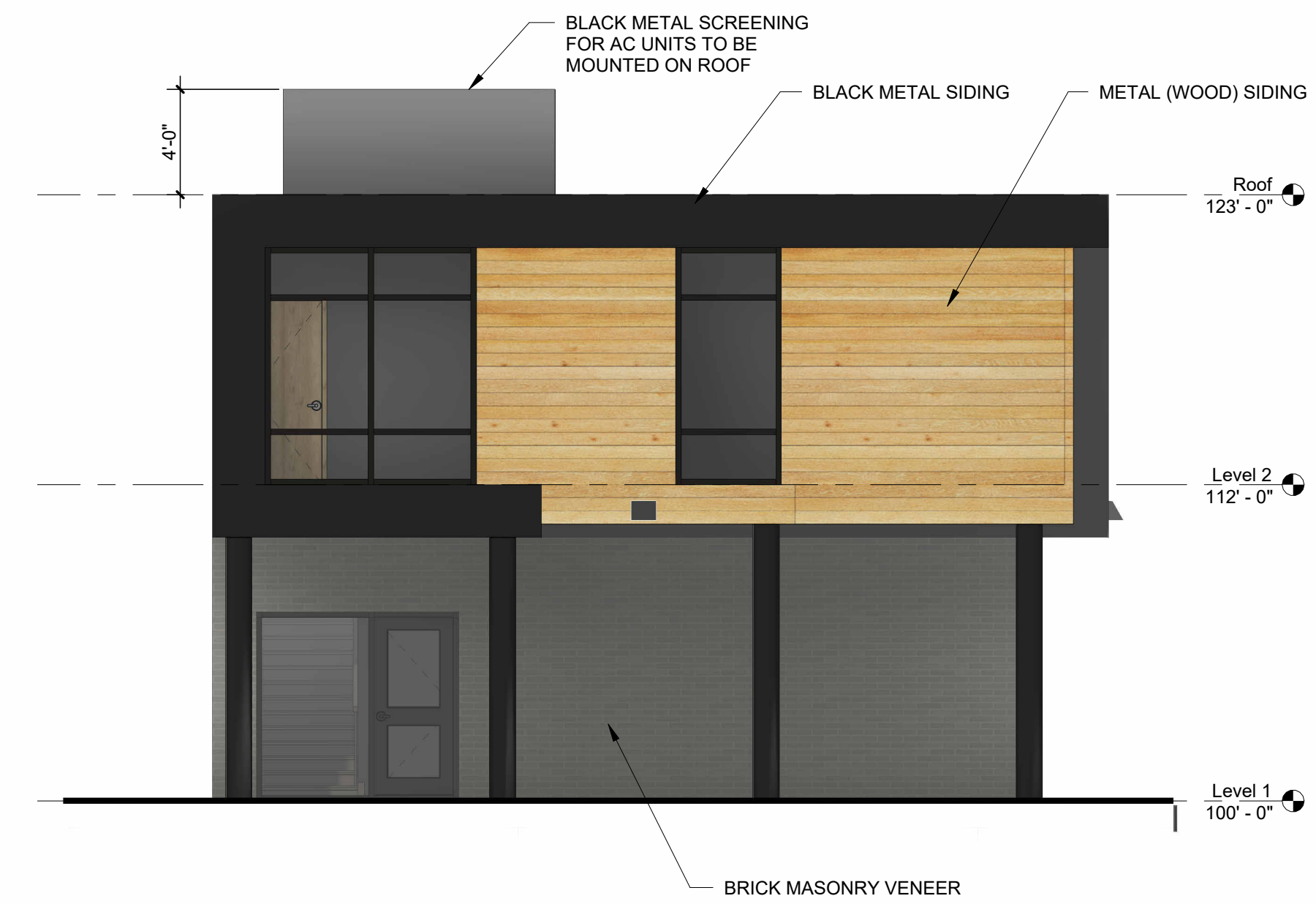
5 South Perspective View
 SPA-2



4 NORTHEAST ELEVATION
 SPA-2 3/16" = 1'-0"



2 SOUTHWEST ELEVATION
 SPA-2 3/16" = 1'-0"



3 NORTHWEST ELEVATION
 SPA-2 3/16" = 1'-0"



1 SOUTHEAST ELEVATION
 SPA-2 3/16" = 1'-0"



Existing Site - Street View



2 South Rendering
SPA-3 1:3



Existing Site - Rear View



1 Northwest Rendering
SPA-3 1:3

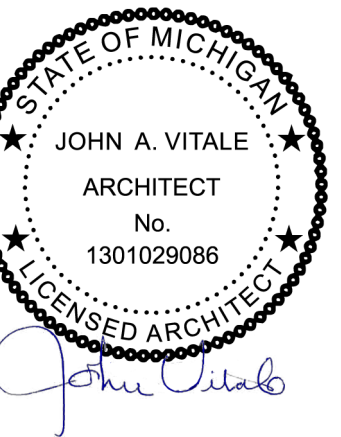


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139 ROMEO
MIXED-USE

139 ROMEO ROAD
ROCHESTER, MI 48307

Key Plan:

Issued for

SITE PLAN APP 10.09.25
PRELIM PLAN REV 10.31.25
RESPONSE

Drawn by :

KLR

Checked by :

JAV

Sheet Title :

EXTERIOR RENDERINGS

Project No. :

2025.092

Sheet No. :

SPA-3

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Existing Site - Street View



Existing Site - Rear View



Figure 1

The Owner is asking for a variance from the Zoning Board of Appeals to allow two (2) parking spaces to be built within the front setback of the site. Due to the abnormal shape of the property, not enough parking can be fit in the rear of the site while still allowing access to the back from the street.

In addition, the property adjacent to the site on the west has parking in the front setback in a similar fashion to how the Owner's parking is proposed (see Figure 1). Properties further west (see Figure 2) and to the east (see Figure 3) have parking within their setbacks off of Romeo Road. For these reasons, we believe two parking spaces in the front setback will not be a detriment to the street's character.

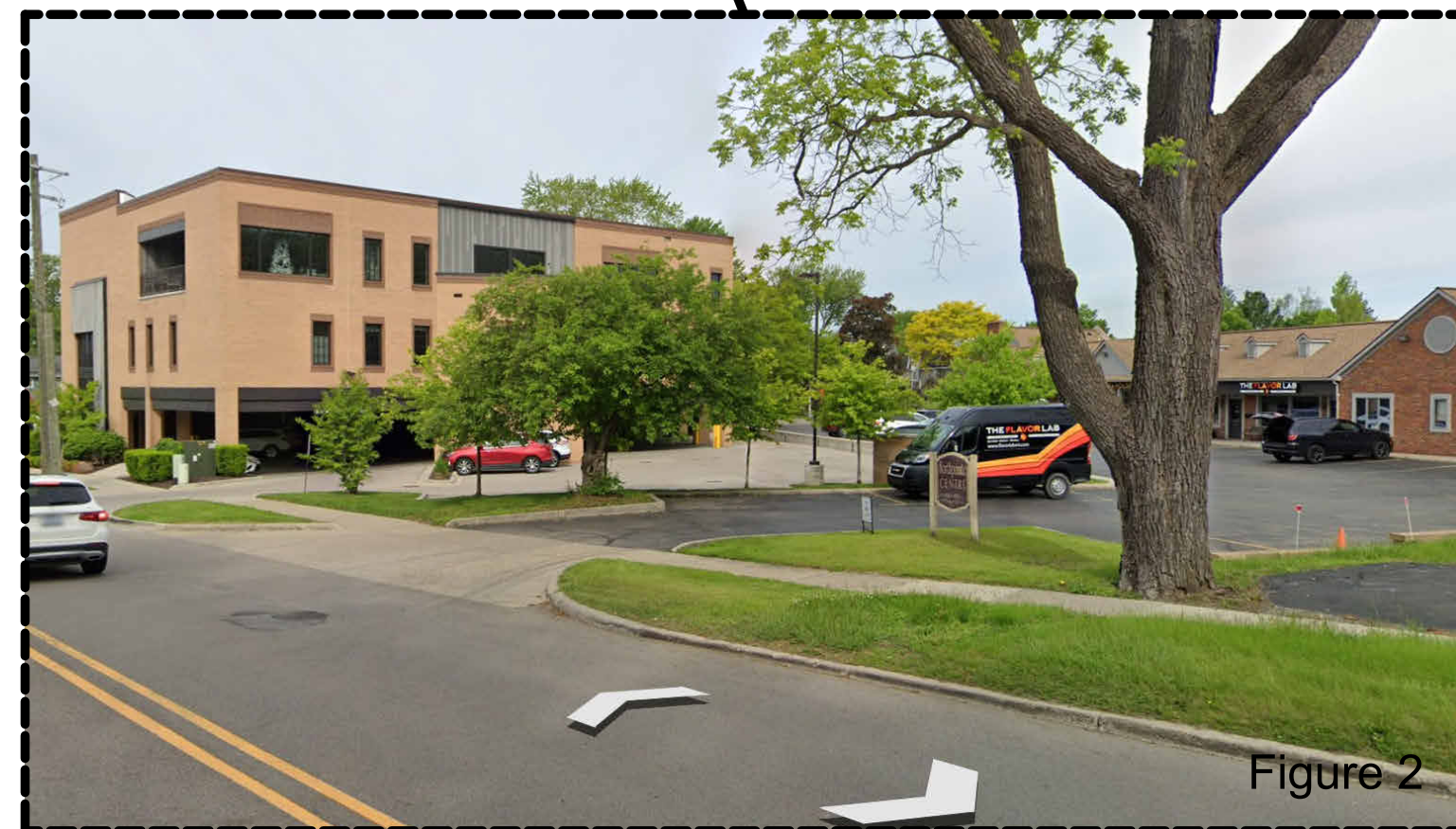
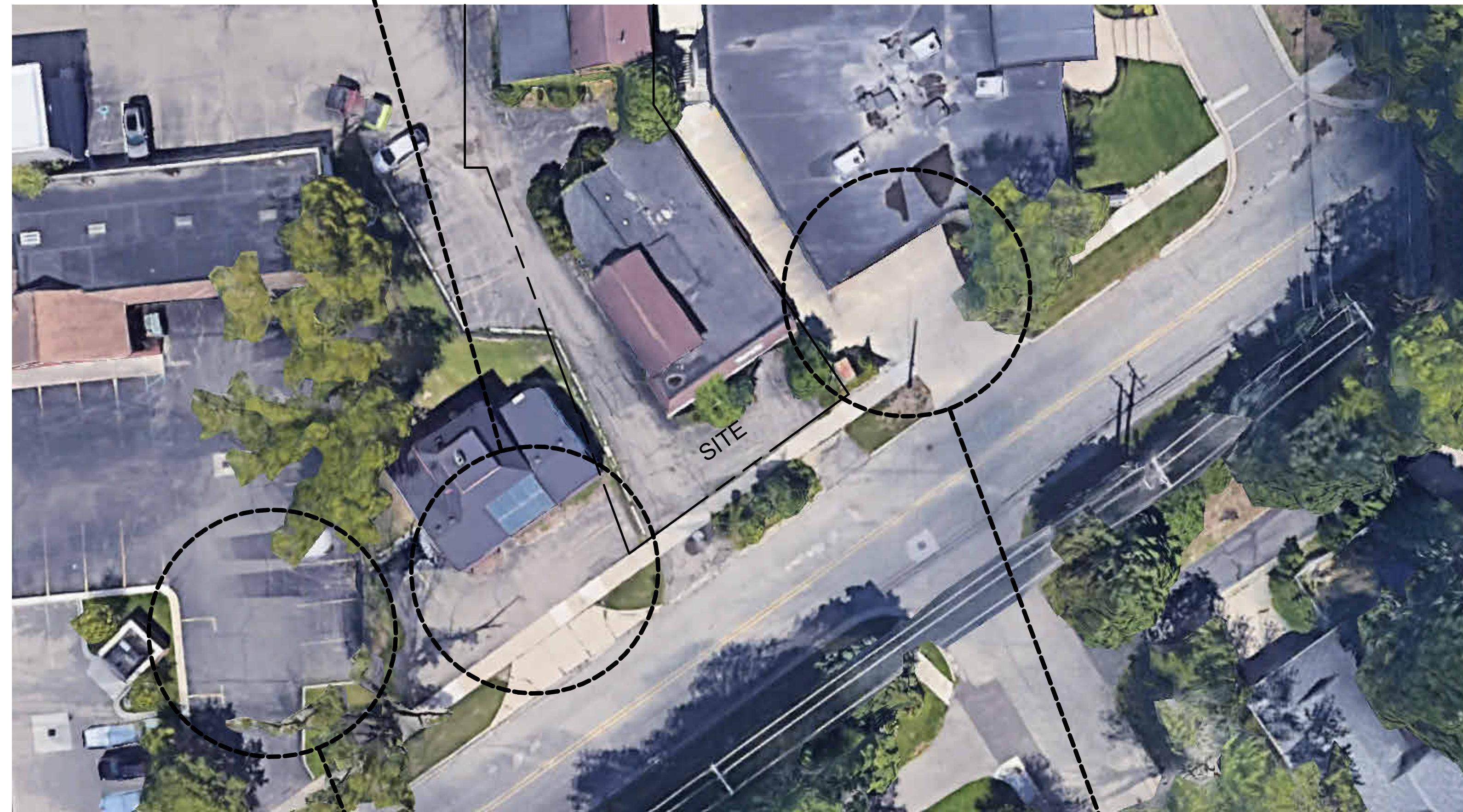


Figure 2

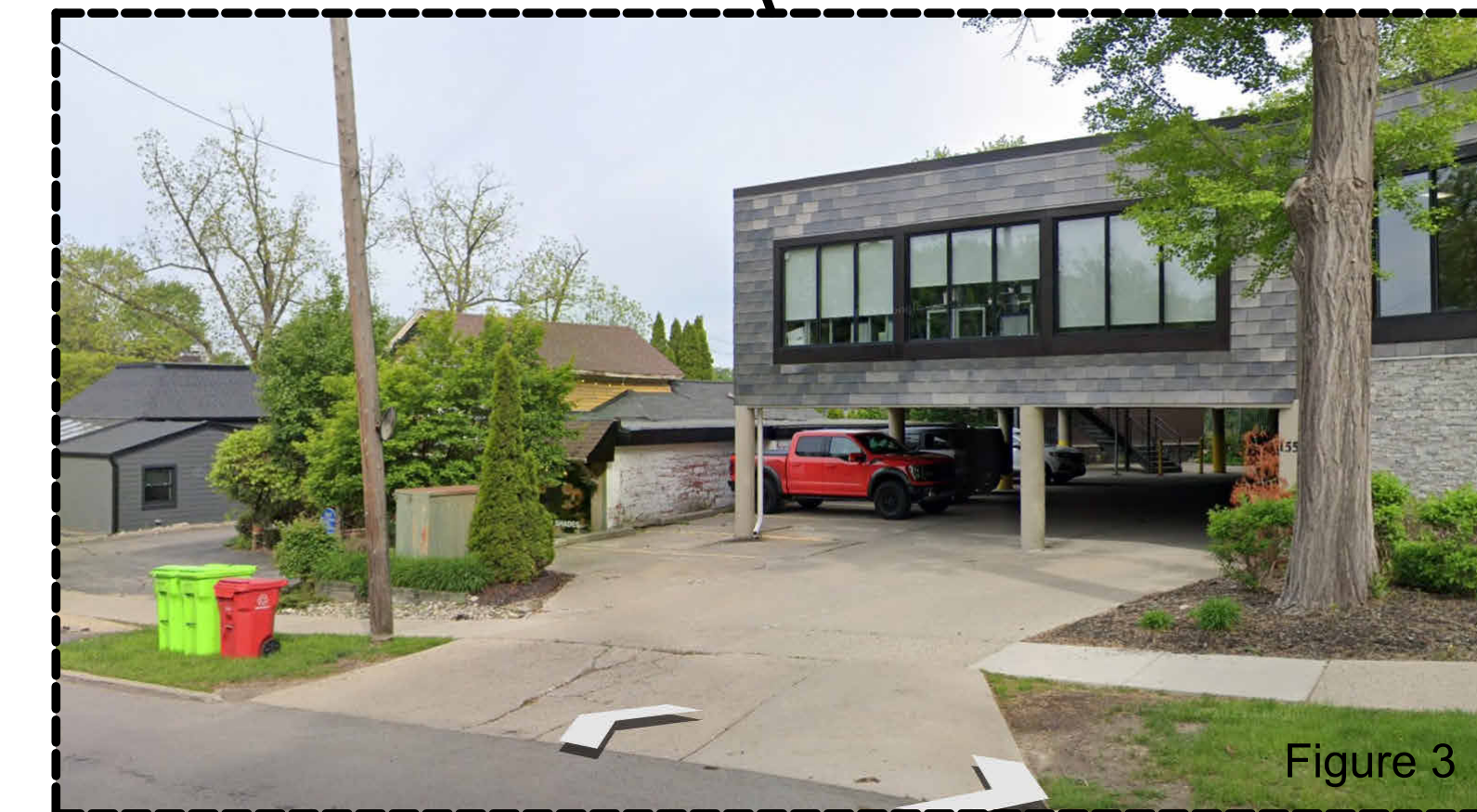


Figure 3



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Sheet Title :

SITE COMPARISONS

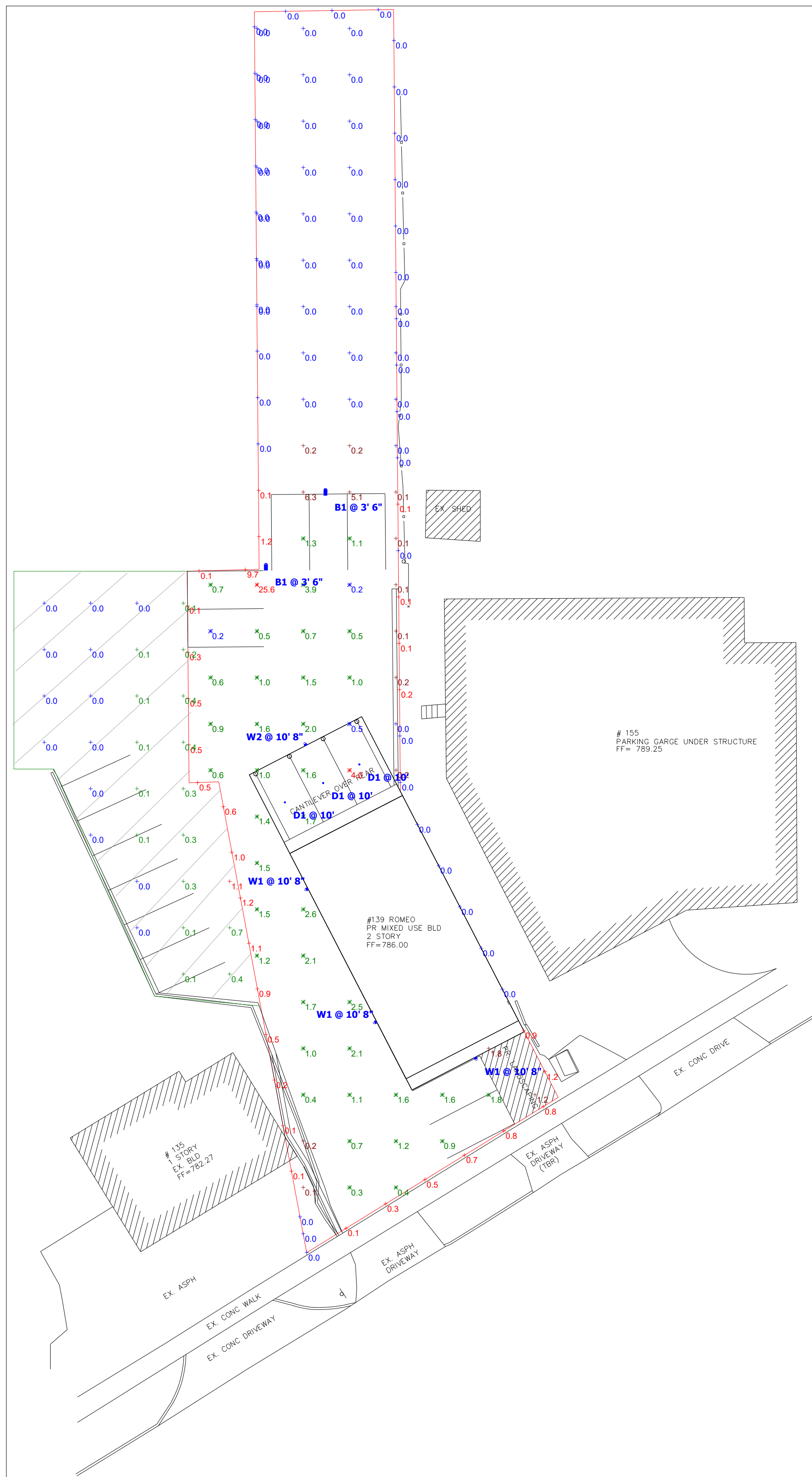
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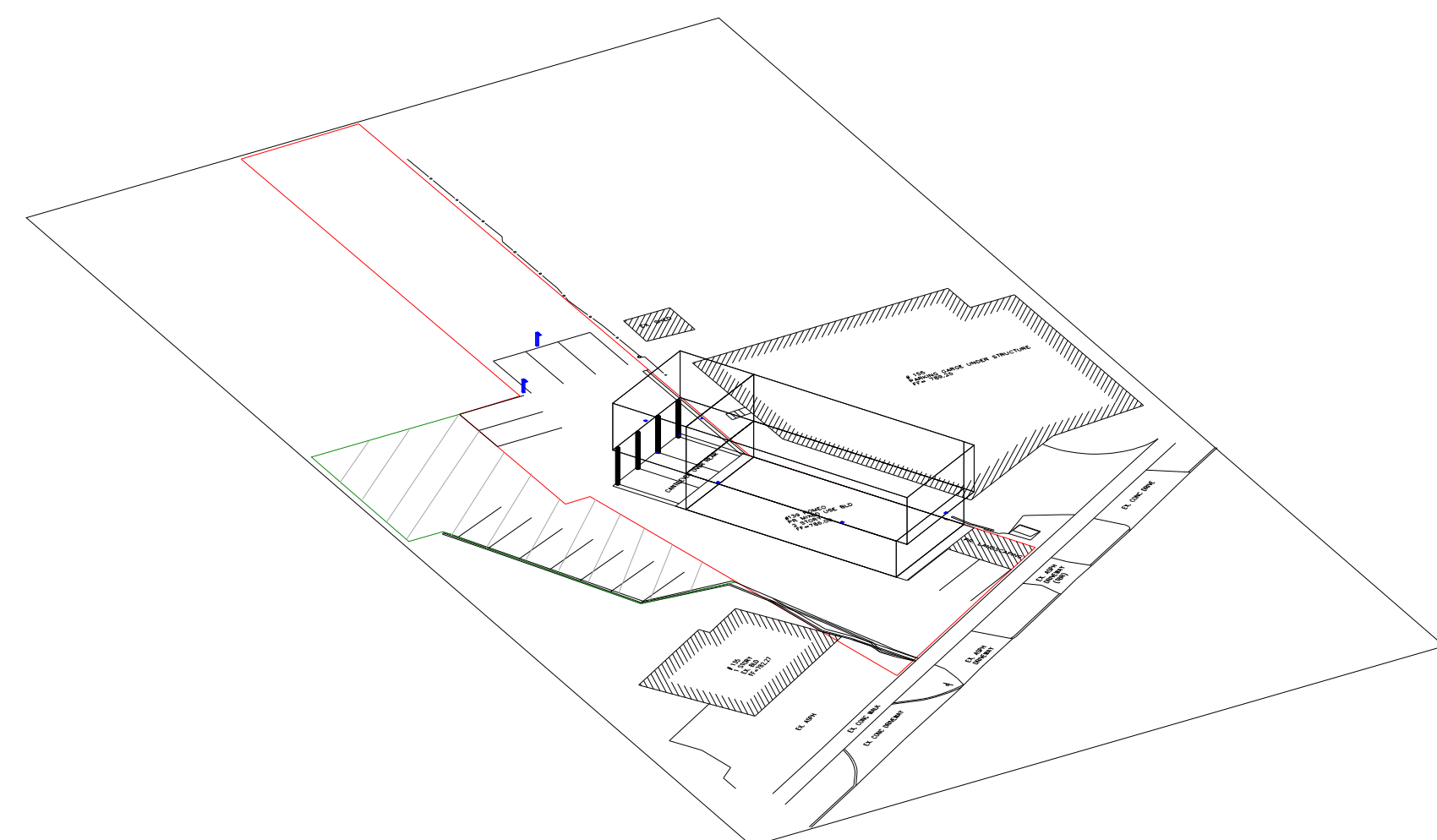
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SPA-4

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Plan View
Scale - 1" = 20'



South West View

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Adjacent Lot	+	0.2 fc	1.1 fc	0.0 fc	N/A	N/A
Cantilever Parking	X	2.0 fc	4.0 fc	0.5 fc	8.0:1	4.0:1
Overall Site	+	1.1 fc	25.6 fc	0.0 fc	N/A	N/A
Parking & Drive Lanes	X	1.9 fc	25.6 fc	0.2 fc	128.0:1	9.5:1
Property Line	+	0.4 fc	9.7 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power	Mounting Height
	B1	2	LUMINIS	BVA12B-L2L40-LD4-40K	BVA12B, Bellvue Bollard	3205	0.9	46.3	3'6"
	D1	3	Lithonia Lighting	LDN4 40/05 LO4 BR	4IN LDN, 4000K, 500LM, BLACK, 80CRI	403	0.9	5.74	10'0"
	W1	3	Lithonia Lighting	WDGE2 LED P2 40K 70CRI T3M	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 MEDIUM OPTIC	2327	0.9	18.981 5	10'8"
	W2	1	Lithonia Lighting	WDGE2 LED P2 40K 70CRI TFTM	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE FORWARD THROW MEDIUM OPTIC	2291	0.9	18.981 5	10'8"

General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

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Alternates Note

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Drawing Note

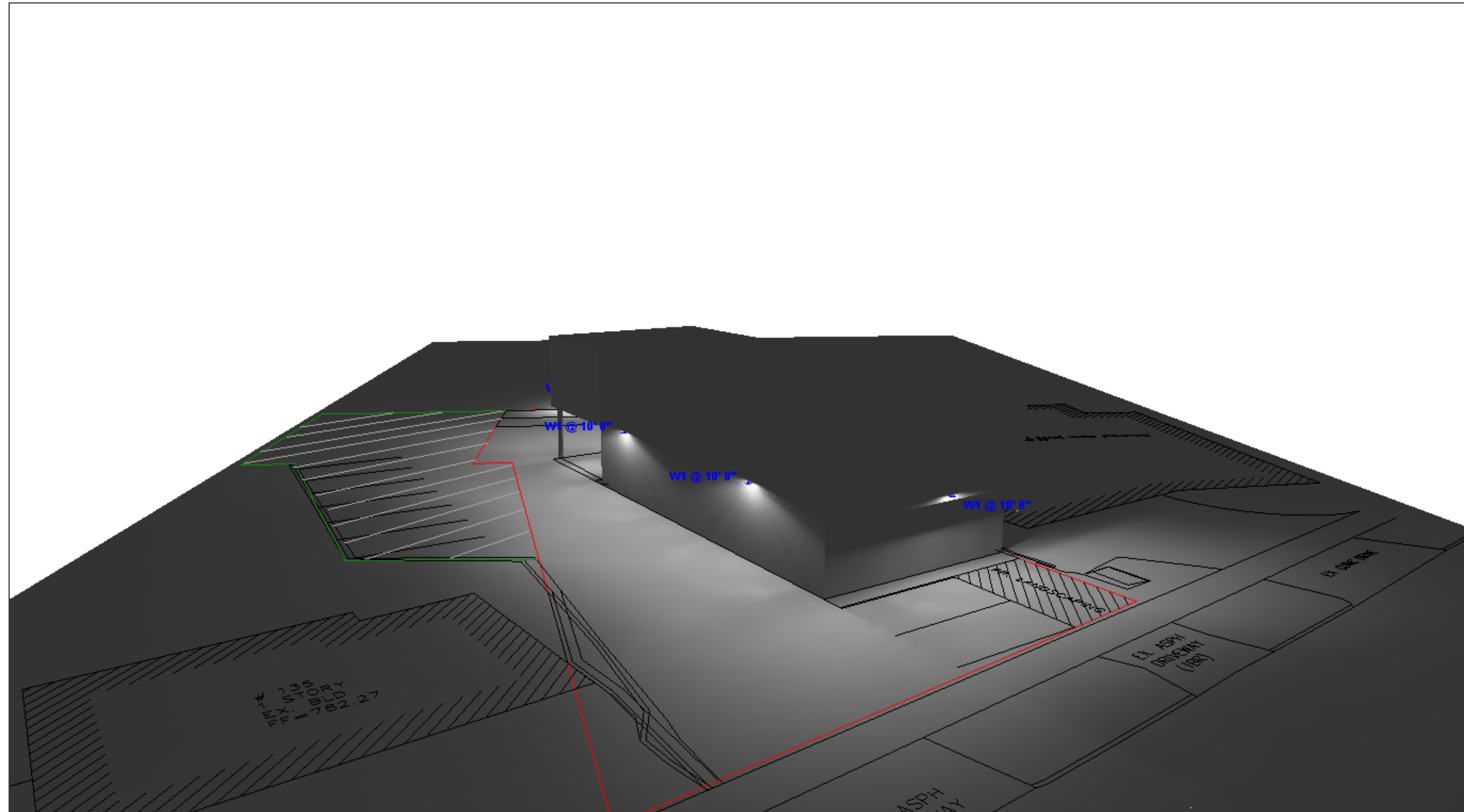
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Ordering Note

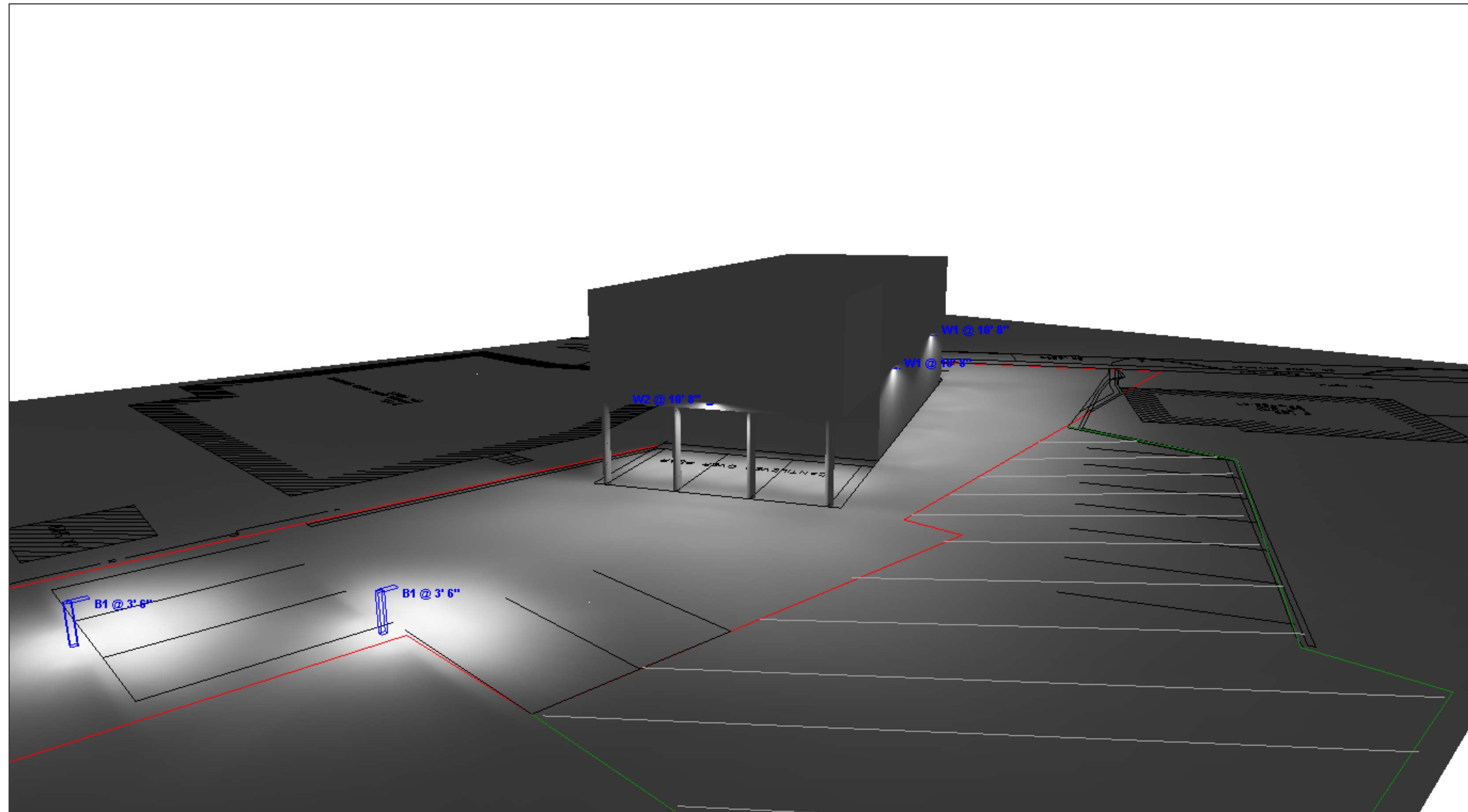
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705

Mounting Height Note

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View #2



View #1

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Adjacent Lot	+	0.2 fc	1.1 fc	0.0 fc	N/A	N/A
Cantilever Parking	X	2.0 fc	4.0 fc	0.5 fc	8.0:1	4.0:1
Overall Site	+	1.1 fc	25.6 fc	0.0 fc	N/A	N/A
Parking & Drive Lanes	X	1.9 fc	25.6 fc	0.2 fc	128.0:1	9.5:1
Property Line	+	0.4 fc	9.7 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power	Mounting Height
	B1	2	LUMINIS	BVA12B-L2L40-LD4-40K	BVA12B, Bellvue Bollard	3205	0.9	46.3	3'6"
	D1	3	Lithonia Lighting	LDN4 40/05 LO4 BR	4IN LDN, 4000K, 500LM, BLACK, 80CRI	403	0.9	5.74	10'0"
	W1	3	Lithonia Lighting	WDGE2 LED P2 40K 70CRI T3M	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 MEDIUM OPTIC	2327	0.9	18.9815	10'8"
	W2	1	Lithonia Lighting	WDGE2 LED P2 40K 70CRI TFTM	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE FORWARD THROW MEDIUM OPTIC	2291	0.9	18.9815	10'8"

General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

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Mounting Height Note

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LUMINIS

BVA11B/BVA12B
BELLEVUE
BOLLARD

PROJECT NAME: QUANTITY: TYPE:
ORDERING CODE:

- ① Front cover constructed of corrosion resistant aluminum.
- ② 4.5" (114mm) x 6" (152mm) Extruded aluminum optical chamber.
- ③ Available in configurations of 9 LEDs or 18 LEDs.
- ④ Clear tempered glass.
- ⑤ 4.5" (114mm) x 6" (152mm) 6063-T6 aluminum pole. 0.125" wall thickness. All stainless steel hardware.



MATERIALS

Bellevue bollard is made of 6063-T6 extruded aluminum alloy. LED board is assembled on a thick extruded aluminum profile and protected by a clear tempered glass. The acrylic optics provide a wide range of IES type distribution. The driver is mounted inside the fixture which is accessible from the back of the fixture head for ease of maintenance.

ELECTRICAL DRIVER

Driver is 120-277V multi-volt compatibility (50-60Hz), 0-10V dimming-ready (dms to 10%). Optional 347/480V, operating temperatures of -40°C/-40°F to 55°C/131°F, output over voltage protection, output over current protection, output short circuit protection with auto-recovery.

LED LIGHT ENGINE

Type I, II, III, IV light distribution via high performance optical lenses. Offered in 2700K, 3000K, 3500K, 4000K / 80 CRI. 70% LED lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21. Optional true amber LED for turtle sensitive areas. Wavelengths: 584.5nm to 597nm.

FINISH

Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION

UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65. Rated IK10. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

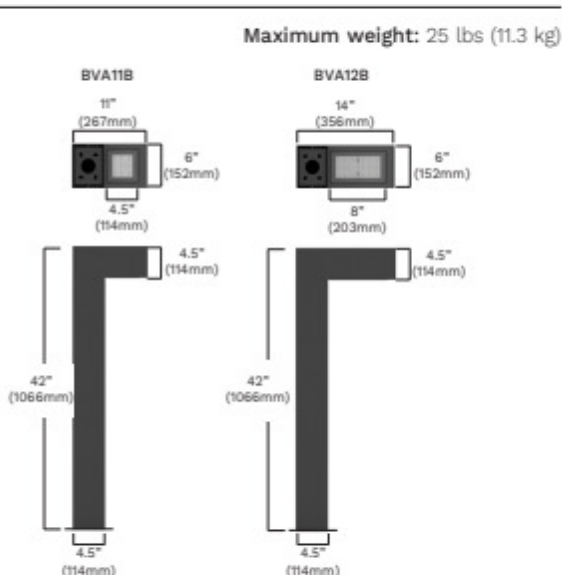
WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: <https://www.luminis.com/technical/warranty/>.

MOUNTING

Bellevue is designed for ease of access and installation. The head is secured on a mounting bracket that is accessible from the inside. The base plate is secured with a set of (4) 3/8" x 10" lg. galvanized hook anchor bolts.

MEASUREMENTS



LUMINIS.COM

Toll free: (866) 586-4647 | Fax: (514) 683-8872 | Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

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BVA11B/BVA12B

Rev. 09/12/25

Page 1 of 6



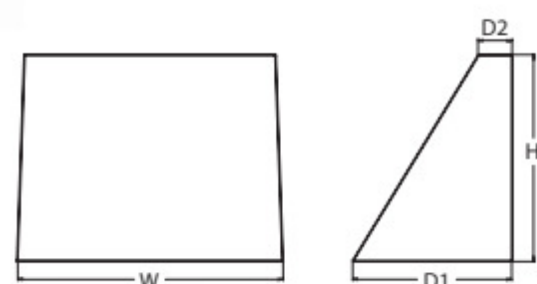
WDGE2 LED Architectural Wall Sconce Precision Refractive Optic



Catalog Number	
Notes	
Type	

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs (without options)



Introduction

The WDG2 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDG2 family provides additional energy savings and code compliance. WDG2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18V cold temperature option, the WDG2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, RCR)						
					P0	P1	P2	P3	P4	P6	
WDGE1 LED	Visual Comfort	4W		—	750	1,200	2,000	—	—	—	—
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	—	1,200	2,000	3,000	4,500	6,000	—
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	—	—
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	—	7,500	8,500	10,000	12,000	—	—
WDGE4 LED	Precision Refractive			Standalone / nLight	—	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDG2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	Shipped included	Shipped separately
WDGE2 LED	P0 ¹	27K 2700K	40K 4000K	70CRI ²	T1S Type I Short	MVOLT	Surface mounting bracket	AW5 3/8" Architectural wall spacer ³
	P1 ¹	30K 3000K	50K 5000K	80CRI	T2M Type II Medium	347 ⁴	Surface mounting bracket	AW5 3/8" Architectural wall spacer ³
	P2 ²	35K 3500K	AMB ⁵ Amber	LW ⁶ Limited Wavelength	T3M Type III Medium	480 ⁴	Indirect Canopy/Entry Washer bracket (dry/damp locations only)	PBBW Surface-mounted back box (top, left, right, conduit entry). Use when there is no junction box available ⁷
	P3 ³				T4M Type IV Medium			
	P4 ⁴				TTFM Forward Throw Medium			

Options	Finish
E10WH Emergency battery backup. Certified in CA Title 20 MAE05 (10N, 5°C min)	DDRD Dark bronze
E20WC Emergency battery backup. Certified in CA Title 20 MAE05 (18W, 20°C min)	DBLX Black
PE Photocell, Button Type ⁸	DNAX Natural aluminum
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHX White
RCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSXD Sandstone
CEE Coastal Construction ⁹	DOBX Textured dark bronze
	ORLBD Textured black
	DNAXD Textured natural aluminum
	DWHGD Textured white
	DSSTX Textured sandstone
	DLTAR2 PIR Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.
	DLTAR2 PIRH Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.
	DLTAR2 PIRH Embedded wireless controls by nLight with UL524 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.
	DLTAREM2 PIRH Embedded wireless controls by nLight with UL524 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.



COMMERCIAL OUTDOOR 1 Acuity Way • Decatur, GA 30035 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WDGE2 LED
Rev. 07/07/25



FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.
CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by tension springs. Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 ft in, 4 out, No. 12 AWG conductors, rated for 90°C.
Accommodates 12" x 24" joist spacing.
Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.
Max ceiling thickness 1-1/2".

OPTICS — LEDs are bonded to a 3-step MacAdam Ellipse; 80 CRI minimum, 90 CRI optional. LED light source concealed with diffusing optical lens.
General illumination lighting with 1.0 L/MH and 55° cutoff to source and source image.
Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

A+ CAPABLE LUMINAIRE — This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products. All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency — including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates. To learn more about A+ standards, specifications, and testing visit www.acuitybrands.com/aplus.

UGR — UGR is zero for fixtures aimed at eave with a cut-off equal to or less than 60deg per CIE 117-1996 Discomfort Glare in Interior Lighting. [UGR 1.0](http://www.ugr.com).

ELECTRICAL — Multi-watt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.
0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours.

LISTINGS — Certified US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. Drivers are RoHS compliant.

GOVERNMENT PROCUREMENT — BAA — Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under 301 Buy American regulations.
BABA — Build America Buy America. Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

PERFORMANCE DATA

LDN4	Nominal	Lumens	Wattage	Lm/W
	500	523.6	5.74	91.2
	750	751.1	8.6	87.3
	1000	1045	10.58	98.8
	1500	1512	17.5	86.4
	2000	2006	22.12	90.7
	2500	2551	26.1	97.7
	3000	3007	32.1	93.7
	4000	4212	43	98.0

Notes
Tested in accordance with IESNA LM-79-08
Tested to current IES and NEMA standards under stabilized laboratory conditions.
Based on LDN4 AR L55 35K 80CRI



DOWNLIGHTING

Catalog Number	
Notes	
Type	

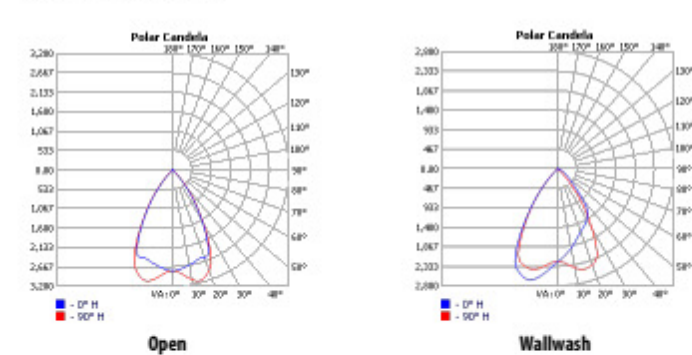
LDN4 STATIC WHITE



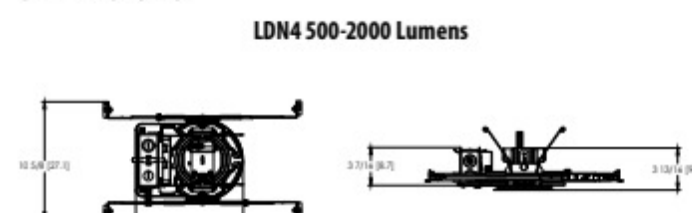
4" Open and Wallwash LED
Non-IC
New Construction Downlight



DISTRIBUTIONS



DIMENSIONS



Notes
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Tested to current IES and NEMA standards under stabilized laboratory conditions.
Based on LDN4 AR L55 35K 80CRI

See page 4 for other fixture dimensions

LDN4

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139 ROMEO RD. - ROCHESTER
PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
KS
Date
11/04/2025
Scale
Not to Scale
Drawing No.
#25-49395_V3



Wilson Design Associates
1030 N. Crooks Road, Suite E
Clawson, Michigan 48017

248-930-1565p.
Joe@wilson-design.net

CONTRACTORS:

CLIENT:
Mr. Joe Iacopelli
586.882.2338

PROJECT:
139 Romeo Road

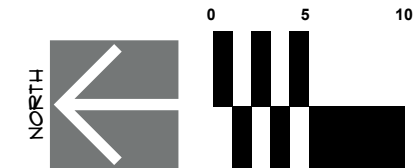
DRAWN BY:
JW

ISSUE:
09.30.2025
10.01.2025

REVISIONS:
10.31.2025

DESCRIPTION:
**Preliminary
Conceptual
Landscape Plan**

SCALE: 1" = 10'-0"



L.01

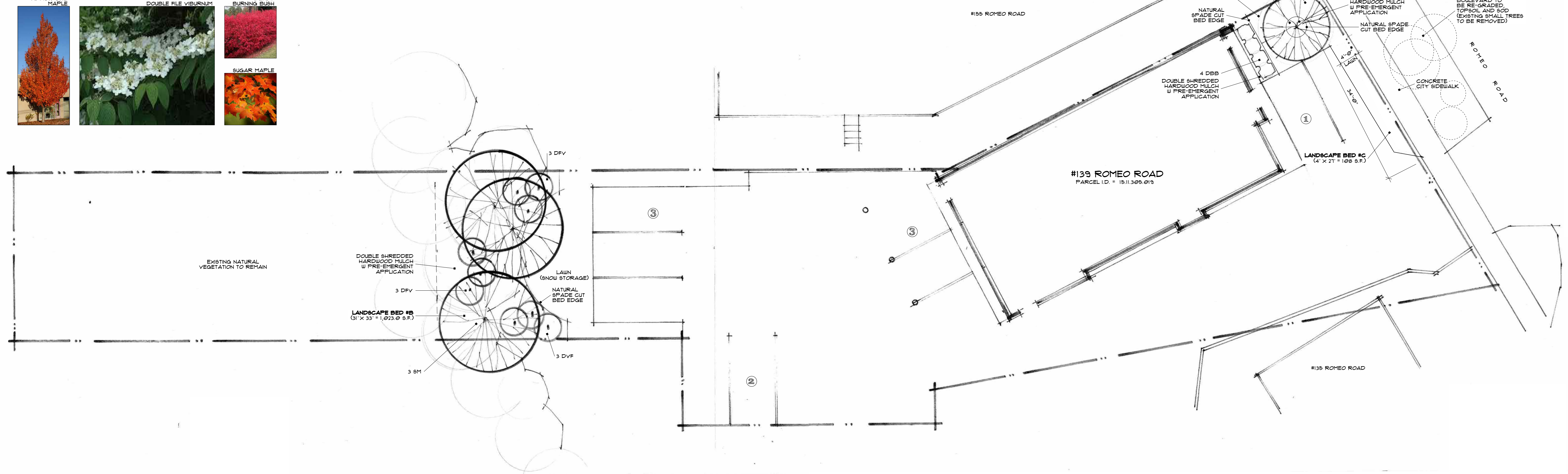
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PLANT LIST

SYM.	QTY.	SIZE	COMMON NAME	LATIN
SM	3	3" GAL	SUGAR MAPLE	ACER SACCHARUM
ASM	1	3" GAL	SUGAR MAPLE ARMSTRONG	ACER X FRIEBERIANI 'ARMSTRONG'
DFV	9	30" HT.	DOUBLE FILE VIBURNUM	VIB. PULCATUM F. TOMENTOSUM
DBB	4	24" HT.	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'



SITE CALCS:
LOT AREA = 12,145.62 S.F. X 10% LANDSCAPE AREA REQUIRED = 1,214.56 S.F.
LANDSCAPE BED #A = 18.5' X 13' = 240.5 S.F.
LANDSCAPE BED #B = 31' X 33' = 1,023 S.F.
LANDSCAPE BED #C = 4' X 21' = 84 S.F.
TOTAL LANDSCAPE BED PROVIDED = 1,315.5 S.F.



PRELIMINARY CONCEPTUAL LANDSCAPE PLAN
SCALE: 1" = 10'-0"

GENERAL NOTES:

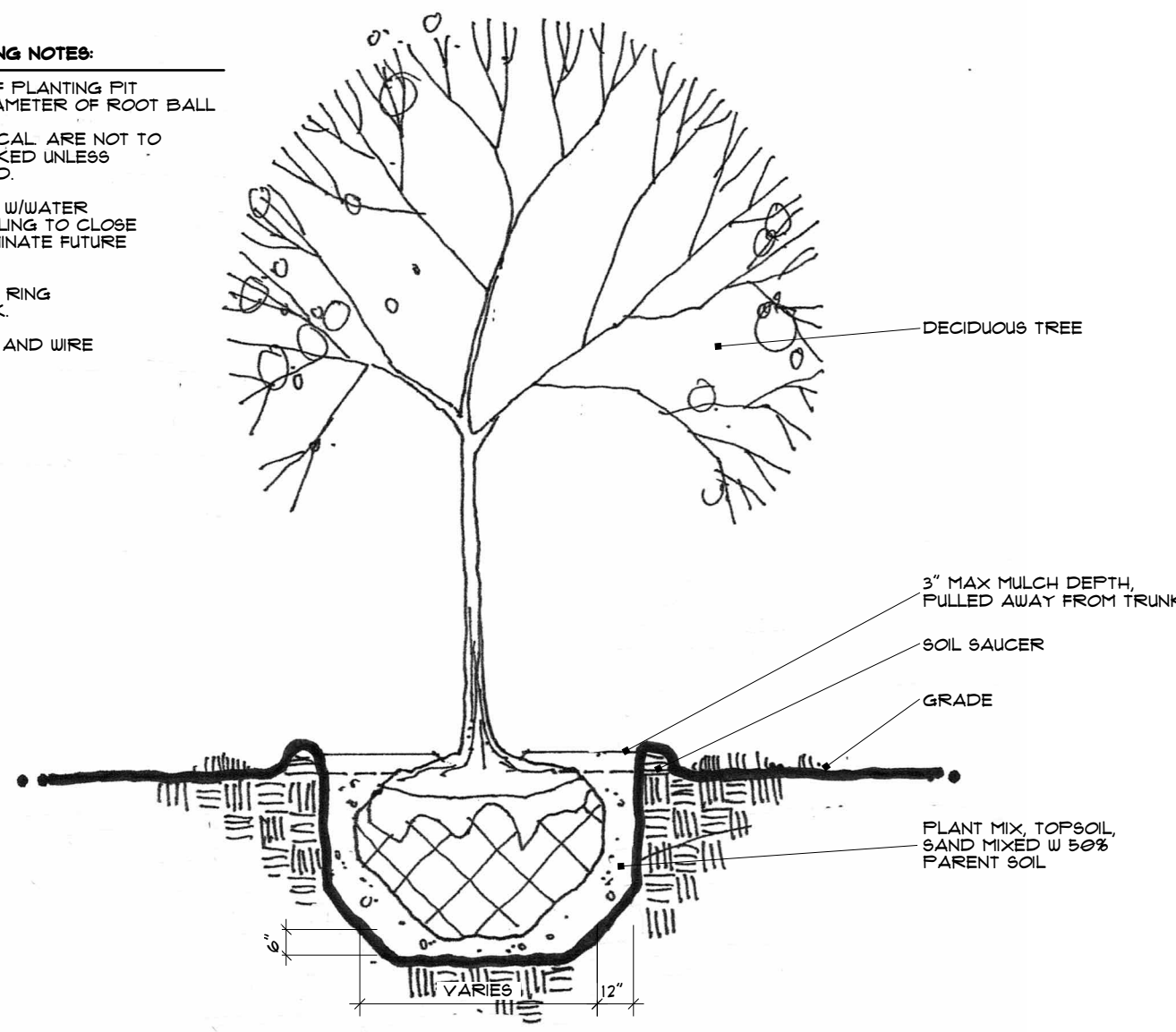
1. THE PERFORMING CONTRACTOR SHALL INSPECT THE SITE AND VERIFY ALL EXISTING UTILITIES, PIPES, SUBSTRUCTURES AND OBSTRUCTIONS.
2. THE PERFORMING CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION IF SITE CONDITIONS ARE DISCOVERED TO BE DIFFERENT THAN SHOWN ON THE PLANS. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER IMMEDIATELY FOR RESOLUTION.
3. THE PERFORMING CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE TO AND FOR ALL COSTS INCURRED TO EXISTING UTILITIES, STRUCTURES, SITE FEATURES AND FACILITIES DURING THE PERFORMANCE OF WORK.
4. THE PERFORMING CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF HIS/HER TRADES AND SUBCONTRACTORS, IN A TIMELY AND EXPEDIENT MANNER, DURING THE COURSE OF THE PROJECT IN ORDER TO ACCOMPLISH HIS/HER SCOPE OF WORK.
5. INSTALLATION OF THE DESIGN SHALL BE IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES, AND GUIDELINES, BY EXPERIENCED WORKMEN AND LICENSED SUBCONTRACTORS, WHO SHALL OBTAIN ALL NECESSARY PERMITS AND PAY ALL REQUIRED PERMIT FEES.
6. THE PERFORMING CONTRACTOR AND ALL SUBCONTRACTORS SHALL HAVE CURRENT LIABILITY INSURANCE DURING THE TIME OF CONSTRUCTION. A COPY OF WHICH, NAMING THE PROJECT OWNER AS ADDITIONALLY INSURED WILL BE SUPPLIED TO THE PROJECT MANAGER PRIOR TO CONSTRUCTION BEGINNING.
7. WILSON DESIGN ASSOCIATES, UNLESS SPECIFICALLY ENGAGED TO DO SO, IS IN NO WAY RESPONSIBLE FOR THE DETAILED AND PROPER EXECUTION/INSTALLATION OF THE DESIGN CONTAINED HEREIN. ALL QUESTIONS DURING THE INSTALLATION PERIOD ARE TO BE DIRECTED TO THE PROJECT MANAGER.
8. DURING THE CONSTRUCTION PROCESS, CONTRACTORS ARE TO KEEP ALL ROADWAYS WITHIN THE PROJECT LIMITS CLEAN TO A BROOM FINISH ON A DAILY BASIS UNLESS OTHERWISE IS GRANTED BY THE CITY OF ROCHESTER.
9. THERE IS TO BE NO CONSTRUCTION MATERIAL STORED OVERNIGHT ON ANY OF THE ROADWAYS WITHIN THE PROJECT LIMITS.
10. SOIL EROSION CONTROLS TO BE INSTALLED AND MAINTAINED DURING THE COURSE OF CONSTRUCTION UNTIL A TIME THAT OAKLAND COUNTY DETERMINES THAT THOSE CONTROL MEASURES CAN BE REMOVED. ALL PERMITS AND FEES, IF REQUIRED TO BE BORNE BY PERFORMING CONTRACTOR.

LAYOUT NOTES:

1. DRAWINGS ARE NOT TO BE SCALED. IF ON-SITE MEASUREMENTS DIFFER FROM THE PLANS, CONTACT THE PROJECT MANAGER IMMEDIATELY FOR RESOLUTION.
2. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE VERIFIED BY THE PERFORMING CONTRACTOR PRIOR TO CONSTRUCTION.
3. ALL SLEEVING, IF ANY, SHALL BE (2) 4" PVC W/ CAPPED ENDS, EXTENDING 12" PAST HARDSCAPE, BURIED 18" FROM SURFACE.

ADDITIONAL PLANTING NOTES:

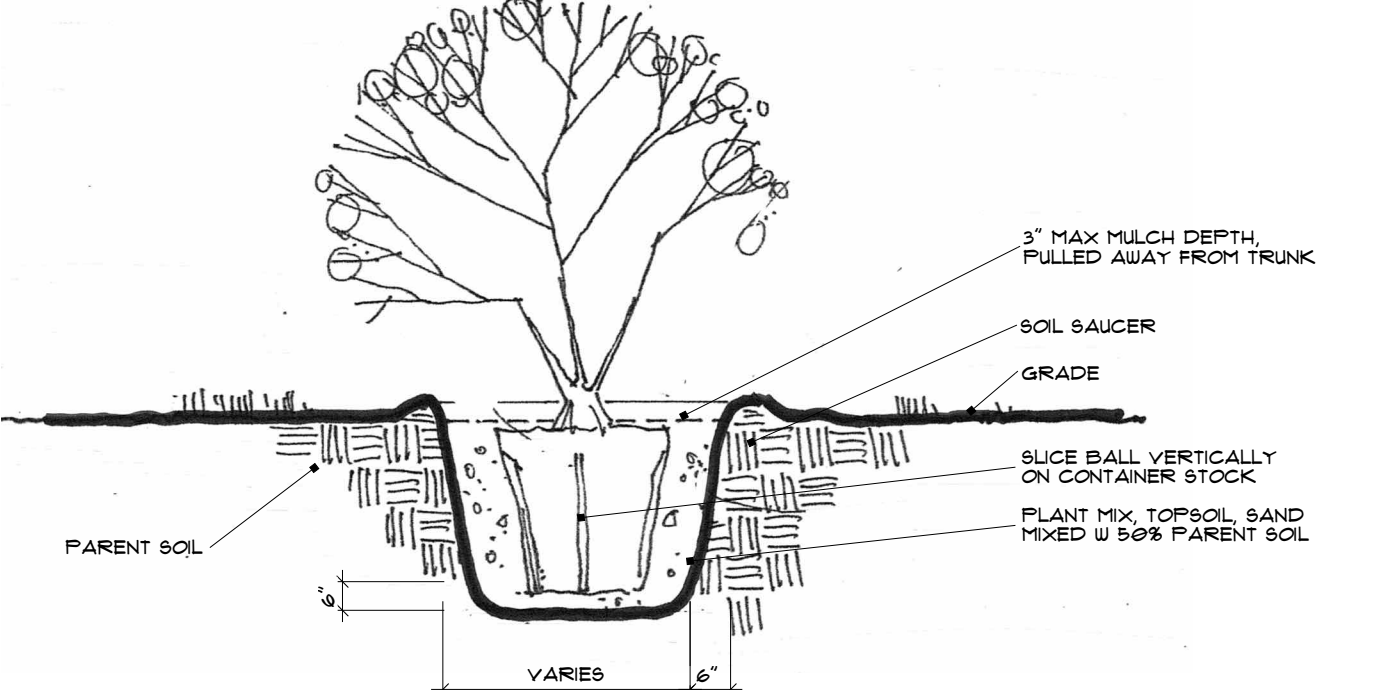
1. OVERALL WIDTH OF PLANTING PIT TO BE TWICE THE DIAMETER OF ROOT BALL.
2. TREES OVER 3.5" CAL. ARE NOT TO BE GUED AND STAKED UNLESS OTHERWISE SPECIFIED.
3. FLUSH ROOT BALL W/ WATER AT TIME OF BACKFILLING TO CLOSE AIR POCKETS & ELIMINATE FUTURE SETTLING.
4. "WELL OUT" MULCH RING ADJACENT TO TRUNK.
5. REMOVE BURLAP AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL ON BALLED AND BRIDGEPACK STOCK.



DECIDUOUS TREE PLANTING
SCALE: NOT TO SCALE

ADDITIONAL PLANTING NOTES:

1. WHEN PLANTING CONTAINER GROWN STOCK, SLICE ROOT BALL VERTICALLY TO LOOSEN BOUND ROOT SYSTEM.
2. OVERALL WIDTH OF PLANTING PIT TO BE TWICE THE DIAMETER OF ROOT BALL.
3. FLUSH ROOT BALL W/ WATER AT TIME OF BACKFILLING TO CLOSE AIR POCKETS & ELIMINATE FUTURE SETTLING.
4. "WELL OUT" MULCH RING ADJACENT TO TRUNK.
5. REMOVE BURLAP AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL ON BALLED AND BRIDGEPACK STOCK.



SHRUB PLANTING
SCALE: NOT TO SCALE



MCKENNA

November 20, 2025

Planning Commission
City of Rochester
400 Sixth Street
Rochester, MI 48307

Subject: **Market + The Graham/265 E. 2nd Street/AMENDMENT #2; Preliminary Plan Review; Revised Site Plan dated 10/31/2025.**

Dear Planning Commissioners:

At the City’s request we have reviewed a proposal from Abigail Franz of AKA Architects on behalf of The Rochester Downtown Development Authority (DDA) to amend an approved site plan. The site is located on the northwest corner of E. 2nd Street and Water Street intersection, has an area of 1.95 acres and is zoned I-1 (Industrial -1) District. The site is occupied by an existing non-conforming building which encroaches significantly into Water Street front yard.

BACKGROUND

The applicant received site plan and special exception approval from the Planning Commission on August 5, 2024, which was subsequently amended In April 2025 (Amendment #1). The plan proposed the renovation of the existing 5,268 sq. ft building into an open-air event space, the construction of a 2,390 sq. ft additional area with restrooms, storage area, and mechanical equipment room, and construct a covered event stage with a public plaza area. The site plan connected the building to the DDA parking lot located to the north.

During the course of site work and demolition, the applicant encountered certain construction challenges on the site, necessitating a modification in some aspects of the approved site plan, which resulted in the first amendment to the approved plans. The amendment at this time proposes a smaller building addition, a pavilion (1,388 sq. ft), and a separate storage building (. Since the changes are a significant departure from the originally approved plan and subsequent amendment, the applicant needs approval from the Planning Commission

USE. Section 1703(4) allows public facilities in the I-1 district a special exception use, subject to the standards of Section 2108. Sec 2108 further states “*Any use, structure or building of a public utility, municipal department or public commission which is not an “essential service” as defined by this ordinance may be allowed in any district as a special exception*”.

This preliminary review is to ensure that adequate information has been submitted for the plan to be forwarded to the Planning Commission to set a date for its hearing and does not constitute a complete site plan review.

REVIEW COMMENTS

The comments below are intended to provide a summary of the major features of the project and items that need to be addressed are noted in underlined text:

1. Note dimensions and size of existing building, proposed addition and storage building on the site plan.

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2. There are numerous dimensional discrepancies between the site plan and the written narrative submitted by the applicant. The size of the pavilion is noted as 1,388 sq. ft on the site plan and 1,455 sq. ft in the letter. The small storage building measures 15'x21' = 315 sq. ft; however, the letter notes it as 318 sq. ft. The building addition measures 25'x45' = 1125 sq. ft; however, the letter notes it as 1,119 sq. ft. The discrepancies must be corrected.
3. The subject site has an unusual property line. Per the site plan and Oakland Property Gateway, the property line goes across Water Street and encompasses a portion of the fire station property. The site plan notes Water Street extending from E.2nd Street to E.3rd Street as 'privately owned and maintained by the City of Rochester'.
4. Required front, side/combined and rear yard setbacks in the I-1 district are 25 feet, 15/40 feet and 20 feet, respectively. Setbacks are measured from the r-o-w line. The applicant previously received approval of a variance from east side yard setback for the proposed addition which is no longer to be constructed. Per the site plan, the proposed storage building complies with the setbacks.
5. The access to the site off E.2nd Street and the access to the Farmer's Market lot off E.3rd Street remain the same as previously approved.
6. The previously proposed ADA accessible ramp connection shown to connect the site with the Farmer's Market lot which is at a higher elevation has been modified.
7. The Planning Commission previously approved proposed parking for the subject site based on outdoor assembly use. The original approved plan noted an occupancy load of 360 people based on plumbing capacity. This translated into a parking requirement of 90 spaces. In amendment #1, the occupancy load was reduced to 352, with a subsequent reduction in parking required to 88 spaces. The plan at this time proposes a further reduction in occupancy to 311 people, resulting in a parking requirement of 78 spaces. The site plan shows a total of 86 spaces including 4 handicap accessible spaces.
8. Loading/unloading activity will take place on the east side of the existing building as previously approved; however, the loading space must be shown located within the site, not overlapping parking spaces. Dimension the space on the site plan correctly.
9. The plan continues to include an outdoor patio with seating along E.2nd Street frontage. A variance was previously granted for the covered patio's encroachment into the front yard setback.
10. The proposed hours of operation are to remain the same. The plan notes that the events will comply with the City's noise ordinance.
11. The applicant has submitted a detailed photometric plan with all proposed fixture details. The hook and bell style fixture details included are in keeping with the proposed use and style of building. However, view #2 on the lighting plan appears to show wall fixtures which are up-down lights. The representation does not appear to match any of the proposed fixture designs. Clarify or correct.
12. The submittal includes colored renderings which give a better perspective on the renovations to the existing building and how it blends in with the proposed additions to the site. The applicant's narrative



states that the previous approved materials of CMU, metal and brick have been replaced with metal and brick.

13. The landscape plan notes the removal and replacement of some trees in the area of the barrier free ramp connecting the 2 lots. The trees in question are located on the bank parcel to the west. The applicant must coordinate with the bank prior to any removal activity.

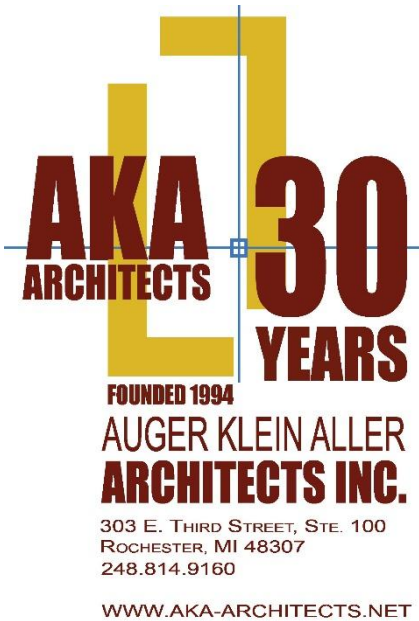
RECOMMENDATION

The amended plan at this time maintains the original design intent of the project. The revisions do not detract from the overall appearance or functionality of the site. Therefore, we recommend that the Planning Commission place the above-mentioned plan on the next available agenda for public hearing and consideration of site plan approval, subject to the submission of a revised site plan addressing all underlined comments noted above.

Respectfully,
McKENNA

Ms. Vidya Krishnan
Senior Principal Planner

Cc: Jeremy Peckens
Nik Banda
Rose McKinney
Jeff Kragt



October 31, 2025

City of Rochester
Department of Economic & Community Development
400 Sixth Street
Rochester, Michigan 48307

Attention: Mr. Nik Banda
Economic & Community Development Director

Subject: Change List for Site Plan Approval
Site Plan Approval Request Letter
Market + The Graham – 265 E 2nd St.
Parcel ID 15-14-108-019 and 15-14-108-015
Zoning: Industrial - I

Dear Mr. Banda and Planning Commission Members:

The following letter is a summary of all changes introduced in the attached Site Plan Approval Set #5 (dated October 31, 2025), which deviate from the previously approved SPA Set (dated June 6, 2025). The DDA letter and legal descriptions that follow are unchanged from past submittals.

The applicant hopes you and the Planning Commission will see the value in this submission as the highest and best use of this proposed public parking and DDA owned property adjacent to the Central Business District.

Executive Summary:

The previously approved SPA proposed an addition to the north of the existing pre-engineered metal building with a covered stage, storage, office, and restrooms. In **Site Plan Approval Set #5**, this has been replaced with a smaller building addition, a pavilion, and a separate storage building that together **achieve the same programmatic goals with improved efficiency.**

- Added a **1,119 SF restroom/storage addition**
- Added a **1,455 SF pavilion** for DDA events approved by the city council, with a **318 SF storage and information building** under the pavilion.
- The proposed program of the **existing pre-engineered metal building remains unchanged from previous submissions** and is being renovated into an event space primarily used as an open-air market. A small storage and serving area have been added.
- **Reoriented the accessible ramp** for pedestrian circulation.
- Added a **brick veneer wall on the South exterior wall with signage**; removed graphics from existing monument sign.

- Utilized existing space in between north face of existing building and the retaining wall as a **mechanical yard** with screened fencing and landscaping.
- **Revised exterior finishes** to metal panel and brick.
- **Reinforced and/or replaced** existing retaining walls on site.
- **Updated landscape and lighting plans** to match architectural/site changes.

Full Summary of Changes:

ASP.1:

1. The previously mentioned changes are shown, including location of restroom addition in Parking Lot 2, pavilion and storage building in Parking Lot 1, and updated site work.
2. The storage building does not encroach upon the 15'-0" side setback. Previously, a setback variance had been granted for this area, reflected on ASP.1.
3. The pavilion will have audio equipment that will abide by all city ordinances and regulation regarding sound level. The only exception is when the use of audio equipment during events is approved by the city on an individual basis.
4. A new 2,080 SF concrete pedestrian patio is replacing part of Parking Lot 2. This public patio features a Pollination Garden and the improved ramp. Refer to L.1. The proposed use is primarily for the farmer market. Any outdoor furniture that may be installed will match the provided photos on ASP.3
5. Re-used antique brick has been eliminated from use as pavers.
6. The existing timber retaining wall between Parking Lots 1 and 2 is to be replaced with a new concrete retaining wall.
7. The previously approved metal shade structure covering parking on the west side of the existing building is to remain with a reduced footprint.
8. The previously approved metal covered awning over the south entry is to remain with a reduced footprint. Previously, a setback variance had been granted for this area, reflected on ASP.1.
9. The existing mechanical unit yard directly north of the existing building is being utilized. The equipment is screened with a metal slat fencing (to match the height of the selected mechanical units) and landscaping vegetation. See Drawing 2 on ASP.3 for details.
10. Civil Information is updated for the site plan to reflect new sidewalks and resurfaced lots.

11. Parking Counts: In the previous SPA submission dated 06.02.2025, Parking Lot 1 provided 66 parking spaces and Parking Lot 2 provided 22 parking spaces for a total of 88 spaces. In this submission, an additional 6 parking spots have been added in Lot 1; however, 8 parking spots have been eliminated from Lot 2 due to the new addition and pedestrian public patio. 86 total parking spaces are provided.

The total required number parking spaces reflect the occupancy of the reduced footprint:

Seating Count calculated using MI Building Code Occupancy:

Event space @ 4,563 SF:

305 Occ. Assembly (Unconcentrated Tables & Chairs)
1 per 15 SF NET

Three storage rooms and janitor closet @ 465 SF:

4 Occ. Accessory Storage
1 per 300 SF GROSS

Information area and serving prep area @ 207 SF:

2 Occ. Business Area (Note: Closest applicable use)
1 per 150 GROSS

Total:

311 Occ. 1 per 4 78 Req. Parking Spaces.
86 Provided

12. The retaining wall along the west property line of Lot 2 is to receive a new retaining wall constructed at the face of the existing retaining wall.
13. Per Sec. 2404.2, 8 parking spots in Lot 2 are to be designated for small cars because of the narrowing of Parking Lot 2 by approx. 2'-0" to accommodate the reinforced retaining wall previously mentioned.

ASP.2/ASP.3:

1. Updated to reflect changes noted in ASP.1, including ramp orientation, mechanical yard screening, and updated sections/diagrams.

L.1/L.2/L.3 Landscape Plan:

1. Landscape updated to align with site revisions, providing the same planting and tree count as the previously approved submission. The pollinator garden has been maintained, and 3 additional trees are provided to replace overgrown trees.

P.1.P.3 Photometric Plan:

1. Site lighting updated to reflect new design.
2. Light pole count and locations have been modified from previously approved submission to match new sitework.

A.101:

1. Added serving prep/storage area within existing building
2. Lockable public restrooms in new addition are to be used for events both in the parking lot and in the event space.
3. Information area in the new storage building is to be used primarily during DDA farmer market events.

A.201/202:

1. Exterior Finishes are shown as Metal Panel, and Brick where it was previously proposed to be CMU, Metal Panel, and Brick. See the elevations for locations of new finishes, metal awnings, and screening fences.

Regards,



Abigail Franz
Project Manager
AKA Architects, Inc.



TO: Nik Banda, Rochester City Manager
FROM: Kristi Trevarrow, DDA Executive Director
RE: Operating Hours and Events for The Market + The Graham

The Farmers' Market is currently open on Saturdays, May through October, from 8 am – 1 pm. We plan to continue that schedule, along with programming the indoor space at The Graham with additional vendors. Once the Farmers' Market season is concluded, we will no longer be programming the Farmers' Market Parking Lot until the next season in May. We will be using The Graham to have a Holiday Farmers' Market during November and early December, one or two evenings per week.

For overall special events, we currently host Movies in the Moonlight and the Halloween Fest in this lot. We plan to continue these events, along with one or two other current events that take place in downtown that might be better served by this location such as the Makers' Market and Caroling in the City. These events that take place in the evening are typically concluded by 11 pm at the latest. As with all of our special events, we will submit City Event Applications for City Council consideration.

At all other times, the Farmers' Market Lot will be available for free public parking. When we are hosting an event at The Graham, we will block off the Farmers' Market Lot for event parking. Advanced notice and signage will be placed to notify downtown employees and visitors so they can find alternate parking accommodations.

Parcel 1 - 265 E 2nd Street

Tax ID: 15-14-108-019

Land in the City of Rochester, Oakland County, MI, described as follows:

Part of Lots 7 and 8 of "East Third Street urban renewal plat", a subdivision of part of Section 14, town 3 north, range 11 east, recorded in Liber 129 of Plats, pages 31, 32 and 33, Oakland County Records, said part being described as follows: commencing at the northeast corner of said Lot 8, thence north 87 degrees 22 minutes 45 seconds west, 9.41 feet to the westerly line of Water Street and the point of beginning; thence south 15 degrees 00 minutes 16 seconds east, along the westerly line of Water Street, 107.87 feet to the northerly line of Second Street; thence westerly along a curve 170.29 feet, said curve having a delta of 8 degrees 03 minutes 31 seconds, radius of 1210.79 feet and chord bearing a distance of south 75 degrees 06 minutes 47 seconds west 170.15 feet; thence north 02 degrees 32 minutes 35 seconds east, 153.97 feet to the north line of said lot 8; thence south 87 degrees 22 minutes 45 seconds east, 129.82 feet along said line to the point of beginning.

Parcel 2 - 202 E 3rd St

Tax ID: 15-14-108-015

Land in the City of Rochester, Oakland County, Michigan described as follows:

Beginning 132 feet East from the Northeast corner of Lot 115 of the Original Plat of the Village of Rochester; thence East on the South line of Third Street 256 feet to Paint Creek; thence in a Southerly direction about 130 feet: thence North 81 degrees West 40 feet; thence South 10 degrees West 46 feet; thence West 216 feet to a point 132 feet East from the Southeast corner of Lot 117 in the Village of Rochester aforesaid; thence North to beginning, being a part of the Northwest 1/4 of Section 14, Town 3 North, Range 11 East, Avon Township, Oakland County, Michigan.

Said above described land purporting to be a part of Lot 33 of Supervisor's Plat No. 2, being a replat of Lots 134 to 149 inclusive, of Richardson & Adams Addition to the Village of Rochester, Michigan, and part of the West 1/2 of Section 14, Town 3 North, Range 11 East, Michigan, according to the plat thereof as recorded in Liber 54A of Plats, Page 92, Oakland County Records.

Subject to easement or Right of Way appurtenant to the land lying West of above described parcel over the West 4 feet of the North 80 feet of above described land to be used as part of a mutual driveway as set forth in Deed to Frank Dahlman recorded June 21, 1913 in Liber 252 of Deeds, Page 484, Oakland County Records, and subject to rights of way over the West 15 feet and over the East 10 feet of above described land for ingress and egress to land in the rear as reserved in Deeds recorded in Liber 2949, Page 250, and Liber 2964, Page 205, Oakland County Records.

Also that part of Lot 7 described as follows: Commencing at a point 989.92 feet South 1 degree 50 minutes 00 seconds West and 750.39 feet South 87 degrees 14 minutes 00 seconds East from the Northwest corner of Section 14, Town 3 North, Range 11 East, to the point of beginning of the East Third Street Urban Renewal Plat, being a part of the Supervisor's Plat No. 2, thence South 01 degrees 15 minutes 51 seconds West 156.65 feet to a point, thence South 62 degrees 37 minutes 15 seconds West 11.92 feet to the actual point of beginning of said parcel, thence North 78 degrees 39 minutes 40 seconds West 29.36 feet to a point, thence South 12 degrees 18 minutes 05 seconds West 23.87 feet to a point, thence North 62 degrees 37 minutes 15 seconds East 38.43 feet to the actual point of beginning, containing as it does 357.30 square feet more or less and being a part of Lot 7 of the so-called East Third Street Urban Renewal Plat of the City of Rochester, being a part of Lot 33 of Supervisor's Plat No. 2 as recorded in Liber 54A, Page 92, Oakland County Records.

Excepting those parcels of land being a part of Lot 33 Described as follows: Commencing at a point 989.92 feet South 1 degree 50 minutes 00 seconds West and 750.39 feet South 87 degrees

14 minutes 00 seconds East from the Northwest corner of Section 14, Town 3 North, Range 11 East, to the point of beginning of the East Third Street Urban Renewal Plat, being a part of the Supervisor's Plat No. 2, thence South 01 degrees 15 minutes 51 seconds West 156.65 feet to the actual point of beginning of the said parcel, thence South 01 degrees 15 minutes 51 seconds West 7.55 feet to a point, thence North 78 degrees 39 minutes 40 seconds West 10.64 feet to a point, thence North 62 degrees 37 minutes 15 seconds East 11.92 feet to the point of actual beginning of said parcel more or less, being a part of Lot 33 of Supervisor's Plat No. 2, City of Rochester, Oakland County, Michigan, as recorded in Liber 54A, Page 92, Oakland County Records.

OWNER
 ROCHESTER DOWNTOWN DEVELOPMENT AUTHORITY
 431 S. MAIN STREET
 ROCHESTER, MI 48307
 PHONE: (248) 656-0060

PROJECT DESCRIPTION

THE DDA OF ROCHESTER IS PROPOSING A 1,119 SF ADDITION TO AN EXISTING BUILDING INTO A VEHICULAR PARKING LOT, CREATING A COMBINED LOT THAT FEATURES PUBLIC PARKING AND AN EVENT SPACE PRIMARILY USED AS AN OPEN-AIR MARKET. THE EXISTING 5,040 SF BUILDING IS TO BE RENOVATED TO BE A 4,563 SF EVENT SPACE AND A 203 SF STORAGE AND FOOD PREPARATION AREA. THE ADDITION WILL FEATURE LOCKABLE RESTROOMS (AVAILABLE FOR PUBLIC EVENTS INDOOR AND OUTDOOR) AND STORAGE SPACE. THE PROJECT ALSO PROPOSES SEVERAL SITE IMPROVEMENTS INCLUDING AN OUTDOOR PAVILION, TWO PUBLIC PATIOS, ADA ACCESSIBLE ROUTES BETWEEN THE SITES, AND LANDSCAPING. IN ADDITION, A 318 SF OUTBUILDING CONTAINING AN INFORMATION AREA AND STORAGE IS TO BE CONNECTED TO THE PAVILION. THE PUBLIC PARKING LOTS ARE TO BE REFINISHED AND RESTRIPTED, AND GIVEN A NEW SIDEWALK ROUTE THROUGH THE SITE.

LEGAL DESCRIPTION

TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO.: NCS-1149361-MICH. LAND IN THE CITY OF ROCHESTER, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS: PART OF LOTS 7 AND 8 OF "EAST THIRD STREET URBAN RENEWAL PLAT", A SUBDIVISION OF PART OF SECTION 14, TOWN 3 NORTH, RANGE 11 EAST, RECORDED IN LIBER 129 OF PLATS, PAGES 31, 32 AND 33, OAKLAND COUNTY RECORDS, SAID PART BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 8, THENCE NORTH 87 DEGREES 22 MINUTES 45 SECONDS WEST, 9.41 FEET TO THE WESTERLY LINE OF WATER STREET AND THE POINT OF BEGINNING; THENCE SOUTH 15 DEGREES 00 MINUTES 16 SECONDS EAST, ALONG THE WESTERLY LINE OF WATER STREET, 107.87 FEET TO THE NORTHERLY LINE OF SECOND STREET; THENCE WESTERLY ALONG A CURVE 170.29 FEET, SAID CURVE HAVING A DELTA OF 8 DEGREES 03 MINUTES 31 SECONDS, RADIUS OF 1210.79 FEET AND CHORD BEARING A DISTANCE OF SOUTH 75 DEGREES 06 MINUTES 47 SECONDS WEST 170.15 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 35 SECONDS EAST, 153.97 FEET TO THE NORTH LINE OF SAID LOT 8; THENCE SOUTH 87 DEGREES 22 MINUTES 45 SECONDS EAST, 129.82 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

COMMON DESCRIPTION

265 E 2ND STREET, ROCHESTER, MI 48307

CONSTRUCTION TIMELINE

THE CONSTRUCTION SCHEDULE IS ESTIMATED TO BE 14 MONTHS FROM THE DATE OF BUILDING PERMIT APPROVAL.

Schedule of Regulations I-1 (Section Adheres to B-1)			
Lot Use	Event Staging Building & Vehicular Parking		
STANDARD	REQUIRED	PROPOSED	COMPLIANCE
Lot Area	10,000 SF MIN	LOT 1: 65,570 SF LOT 2: 19,470 SF TOTAL: 85,040 SF	YES
Lot Coverage	NO REQUIREMENT	8,984 SF*** - 10.5%	YES
Yard Setbacks	Front (South): 25.00 FT MIN	22.50 FT (EXIST. BUILDING) 18.00 FT (EXIST. AWNING) 13.00 FT (NEW AWNING)	NO
	Side (West): 15.00 FT MIN	42.33 FT (ADDITION)	YES
	Side (East): 15.00 FT MIN	7.00 FT (EXIST. BUILDING) 15.75 FT (NEW BUILDING)	NO (EXISTING) YES
	Rear (North): 20.00 FT MIN	148.08 FT	YES
Building Height	50'-0" MAX	29'-6" (PEAK OF NEW BRICK VENEER FACADE)	YES

***SF INCLUDES PAVILIONS AND OVERHANGS

SITE LIGHTING GENERAL NOTES

LIGHTING TO COMPLY WITH SECTION 27.11 "LIGHTING GENERAL NOTE REGULATIONS" LIGHT SHALL NOT EXCEED 0.3 FOOT CANDLES MEASURED ALONG SITE LOT LINES ADJACENT TO RESIDENTIAL PROPERTIES, OR 1.0 FOOTCANDLES ALONG NON-RESIDENTIAL SITE LOT LINES. LIGHT IN PARKING LOT AREAS SHALL AVERAGE 0.9 FOOTCANDLES OVER THE ENTIRE AREA, MEASURED 5 FEET ABOVE THE SURFACE. REQUIRED SITE LIGHTING SHALL BE TURNED ON DAILY FROM ONE-HALF HOUR AFTER SUNSET TO ONE-HALF HOUR BEFORE SUNRISE.

GENERAL NOTES

- SITE IS CURRENTLY ZONED "INDUSTRIAL-1"
- HAZARDOUS MATERIALS DO NOT EXIST, NOR ARE THEY STORED ON THIS SITE.
- THIS SITE HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS IN THE WETLANDS PROTECTION ORDINANCES AND AS SUCH SHALL NOT POLLUTE, IMPAIR OR DESTROY WETLANDS.
- ALL NEW UTILITY LINES WILL BE BURIED UNDERGROUND.
- BUILDING IS EQUIPPED THROUGHOUT WITH AUTOMATIC FIRE SUPPRESSION SPRINKLER SYSTEM.
- FINAL NUMBER AND LOCATION OF FIRE LANE SIGNAGE AND FIRE HYDRANTS SHALL BE COORDINATED WITH THE CITY OF ROCHESTER FIRE DEPARTMENT.
- SIGNAGE, LOCATION, APPEARANCE AND AREA CALCULATIONS WILL BE PROVIDED WITHIN THE FINAL PLAN SUBMITTAL. A SIGNAGE PERMIT WILL BE APPLIED FOR WITH THE FINAL PLAN SUBMITTAL.
- NEW LANDSCAPED AREAS & NEW TREES ARE MARKED WITH GREEN ON THE SITE PLAN. SEE LANDSCAPING PLANS FOR MORE DETAILS.
- SITE OPERATIONS OF AUDIO EQUIPMENT WILL ABIDE BY ALL CITY ORDINANCE AND REGULATION REGARDING SOUND LEVEL.

Parking Load Calculations			
STANDARD	EXISTING	PROPOSED	REQUIRED
Current Market Parking Lot (Lot 1)	87 SPACES	72 SPACES	
Current Building Parking Lot (Lot 2)	28 SPACES	14 SPACES	ASSEMBLY & STOR. USE:
Total Parking	115 SPACES	86 SPACES	311 OCCUPANTS, 1 SPACE PER 4 = 78 SPACES
			YES (SEE NOTES 1 & 2)
Loading & Unloading	ADEQUATE SPACE FOR STANDING, LOADING, AND UNLOADING SERVICES	1 12' X 36' LOADING AREA & DOCK	PROVIDED
			YES
Accessible Parking	2	4	4
			YES

PARKING NOTES

- BOTH PARKING LOTS ARE TO BE AVAILABLE FOR FREE PUBLIC PARKING WHEN NOT IN USE FOR EVENTS. DURING EVENTS NO PARKING WILL BE AVAILABLE DURING EVENTS AS INDIVIDUALLY APPROVED BY THE CITY.
- THE EVENT SPACE'S PRIMARY USE IS AN OPEN-AIR MARKET, WITH PARKING CALCULATED AT 1 SPACE PER 4 OCCUPANTS PER MICHIGAN BUILDING CODE. THE EVENT SPACE IN THE EXISTING BUILDING IS CLASSIFIED AS UNCONCENTRATED ASSEMBLY (TABLES AND CHAIRS), ACCOMMODATING 305 OCCUPANTS (4,563 SF AT 15 NET SF PER OCCUPANT). THE 673 SF AREA OF OTHER PROGRAMS, INCLUDING STORAGE, PREP, AND INFORMATION AREA, ADD 6 OCCUPANTS, FOR A TOTAL OF 311. THE PAVILION AND OTHER OUTDOOR FEATURES ARE EXCLUDED.
- THE PROPOSED PUBLIC PARKING LOT 1 CONTINUES THE EXISTING NONCOMPLYING PARKING AISLE DIMENSIONS & LACK OF LANDSCAPING ISLANDS FROM THE EXISTING LAYOUT. THE RESURFACED PARKING LOT IS TO MATCH THE EXISTING LAYOUT EXCEPT WHERE SITE IMPROVEMENTS REQUIRE A CHANGE.
- THE LOADING ZONE SERVES THE ENTIRE BUILDING AND EVENT AREA.



SITE PLAN LEGEND

- NEW VEGETATION & LANDSCAPING AREAS. SEE LANDSCAPING PLAN
- NEW HARDSCAPE
- RESURFACED EXISTING PARKING LOT
- EXISTING BUILDING
- NEW BUILDING ADDITION



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PROJECT
 Market + The Graham

265 E. Second St.
 Rochester, MI

DATE ISSUED	ISSUED FOR
05.10.2024	Site Plan Approval
06.10.2024	Site Plan Approval #2
08.09.2024	ZBA Approval
03.05.2024	Design Review
03.05.2025	Site Plan Approval #3
04.30.2025	ZBA Approval #2
06.02.2025	Site Plan Approval #4
10.15.2025	Owner Review
10.31.2025	Site Plan Approval #5
DRAWN	MW
CHECKED	MW
APPROVED	SA

SHEET
 Architectural Site Plan

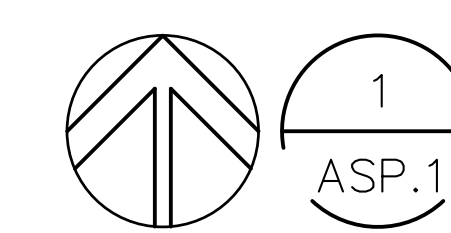
scale as shown

FILE NUMBER

2411

SHEET NUMBER

ASP.1



Architectural Site Plan
 SCALE: 1" = 20'



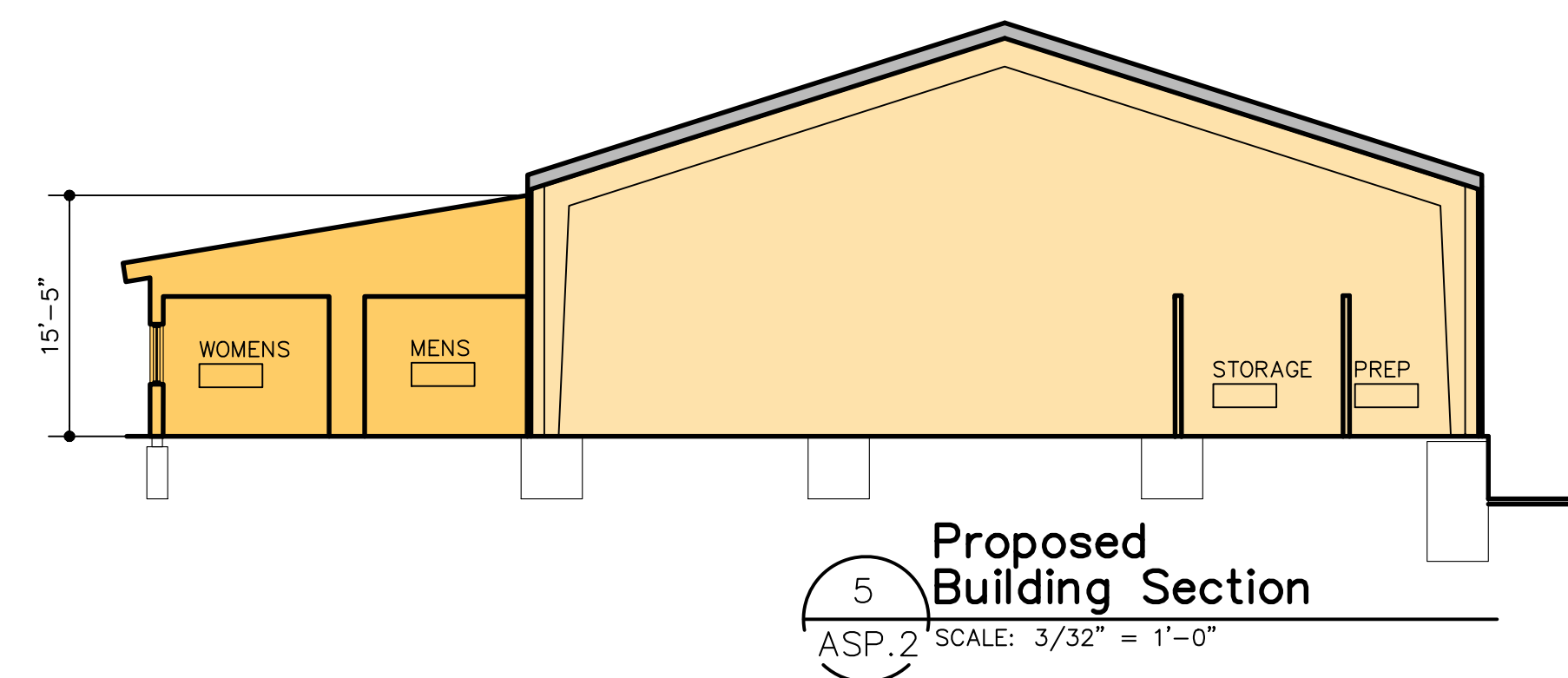
PROPOSED 6 BIKE LOOP RACKS



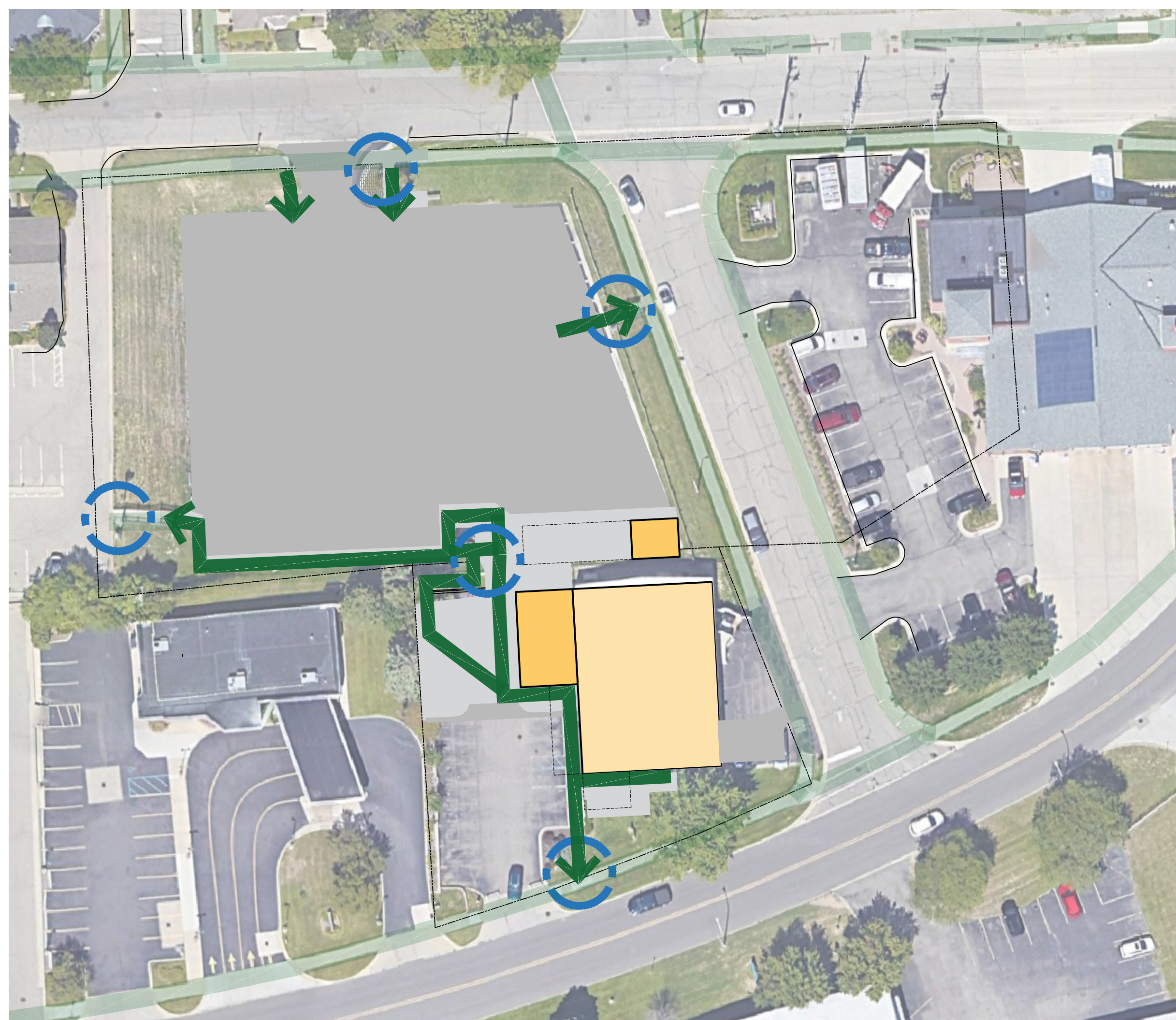
PROPOSED PEDESTRIAN BENCH. REF.: ROCHESTER MUNICIPAL BENCHES



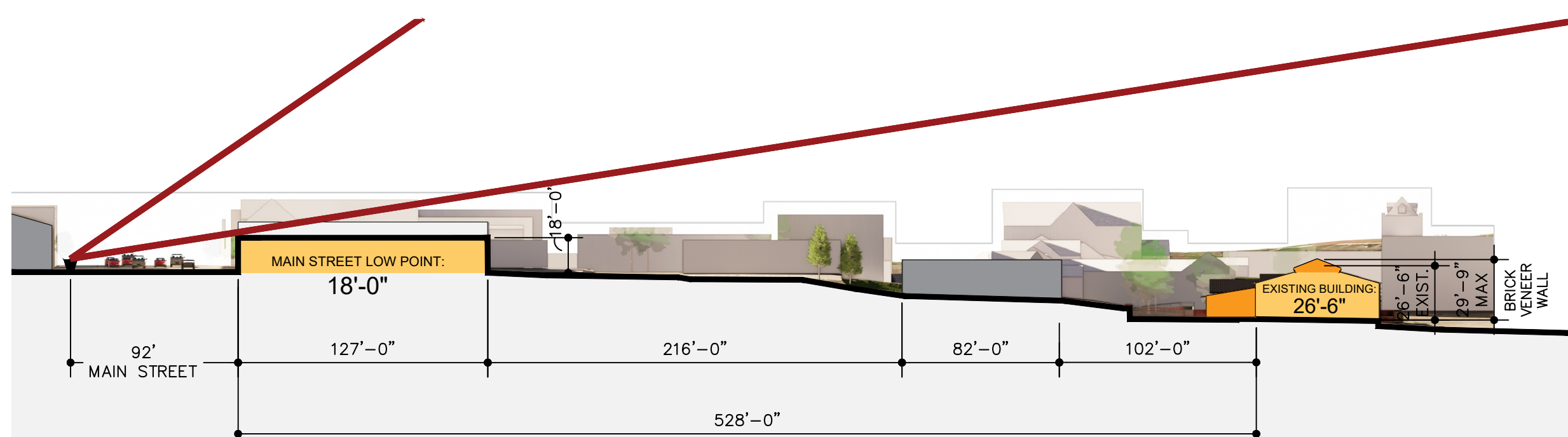
ALUMINUM MECHANICAL SLAT SCREEN FENCE REFERENCE



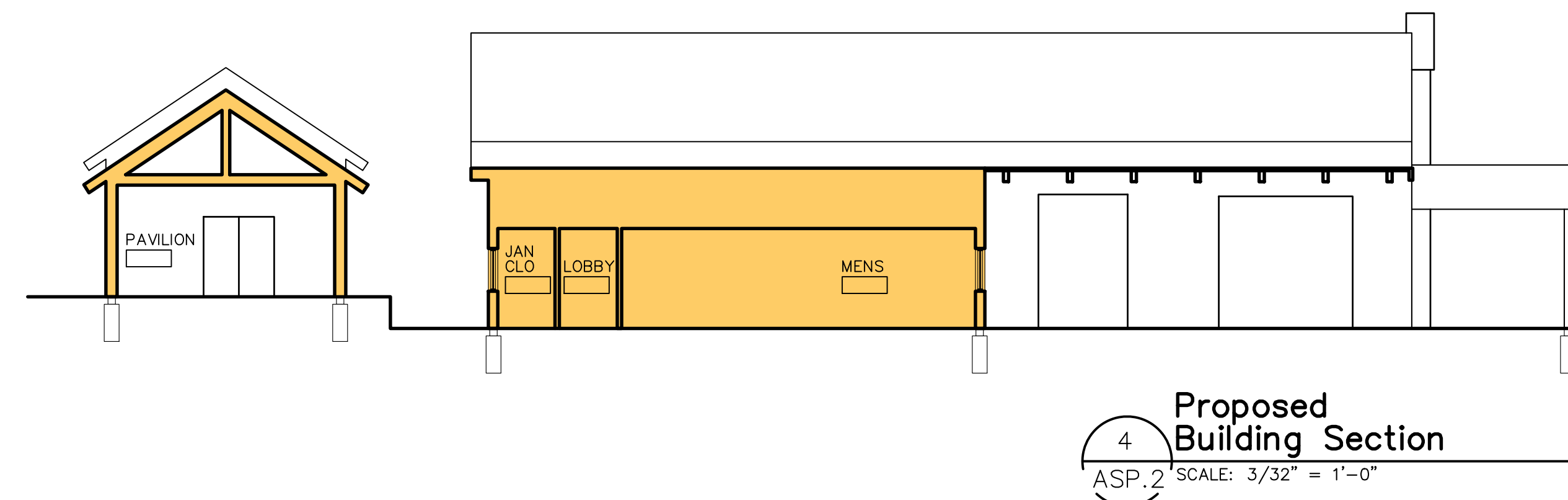
5 Proposed Building Section
ASP.2 SCALE: 3/32" = 1'-0"



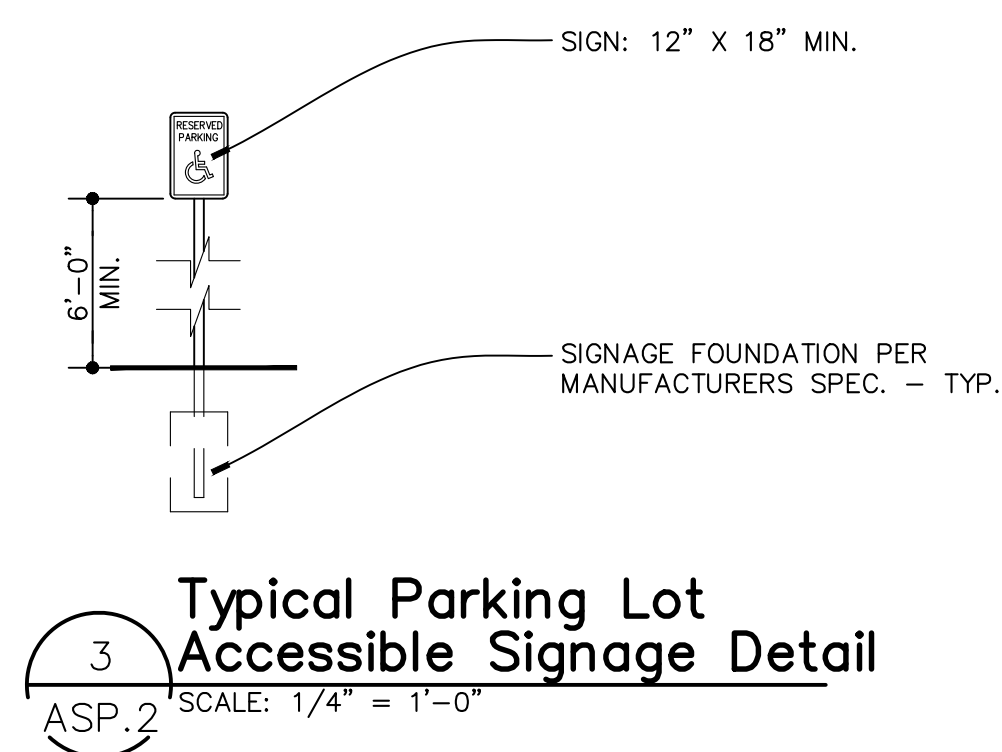
7 Walkability Diagram
ASP.2 NOT TO SCALE



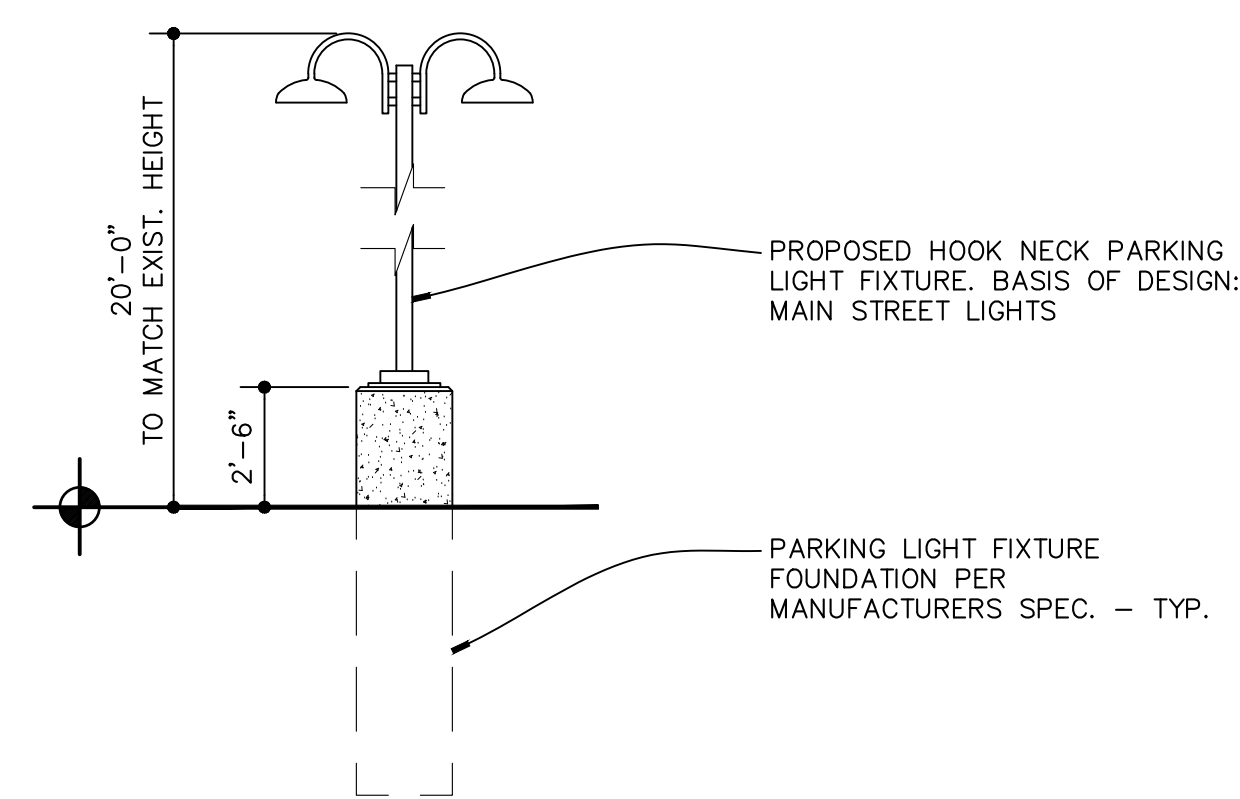
6 Site Section Diagram
ASP.2 SCALE: 1/64" = 1'-0"



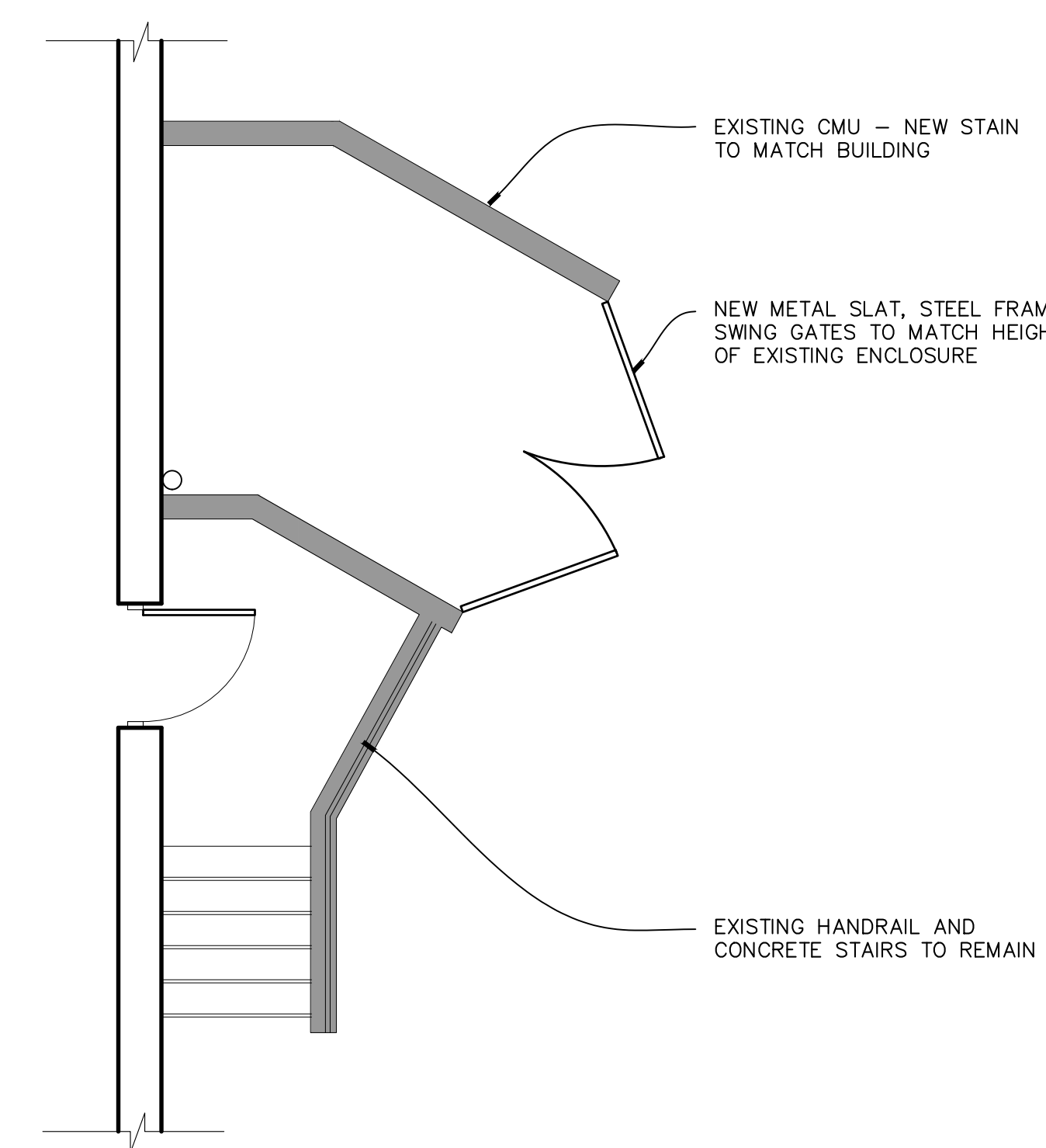
4 Proposed Building Section
ASP.2 SCALE: 3/32" = 1'-0"



3 Typical Parking Lot Accessible Signage Detail
ASP.2 SCALE: 1/4" = 1'-0"



2 Typical Parking Lot Light Pole Detail
ASP.2 SCALE: 1/4" = 1'-0"



1 Loading Stair Plan Detail
ASP.2 SCALE: 1/4" = 1'-0"



FOUNDED 1994
AUGER KLEIN ALLER ARCHITECTS INC.

303 E. THIRD STREET SUITE 100
ROCHESTER, MI 48307
248.814.9160

WWW.AKA-ARCHITECTS.NET

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Use figured dimensions only

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PROJECT

Market + The Graham

265 E. Second St.
Rochester, MI

DATE ISSUED ISSUED FOR

- 05.10.2024 Site Plan Approval
- 06.10.2024 Site Plan Approval #2
- 08.09.2024 ZBA Approval
- 03.05.2025 Site Plan Approval #3
- 10.31.2025 Site Plan Approval #5

DRAWN MW
CHECKED MW
APPROVED SA

SHEET
Site Details

scale as shown

FILE NUMBER

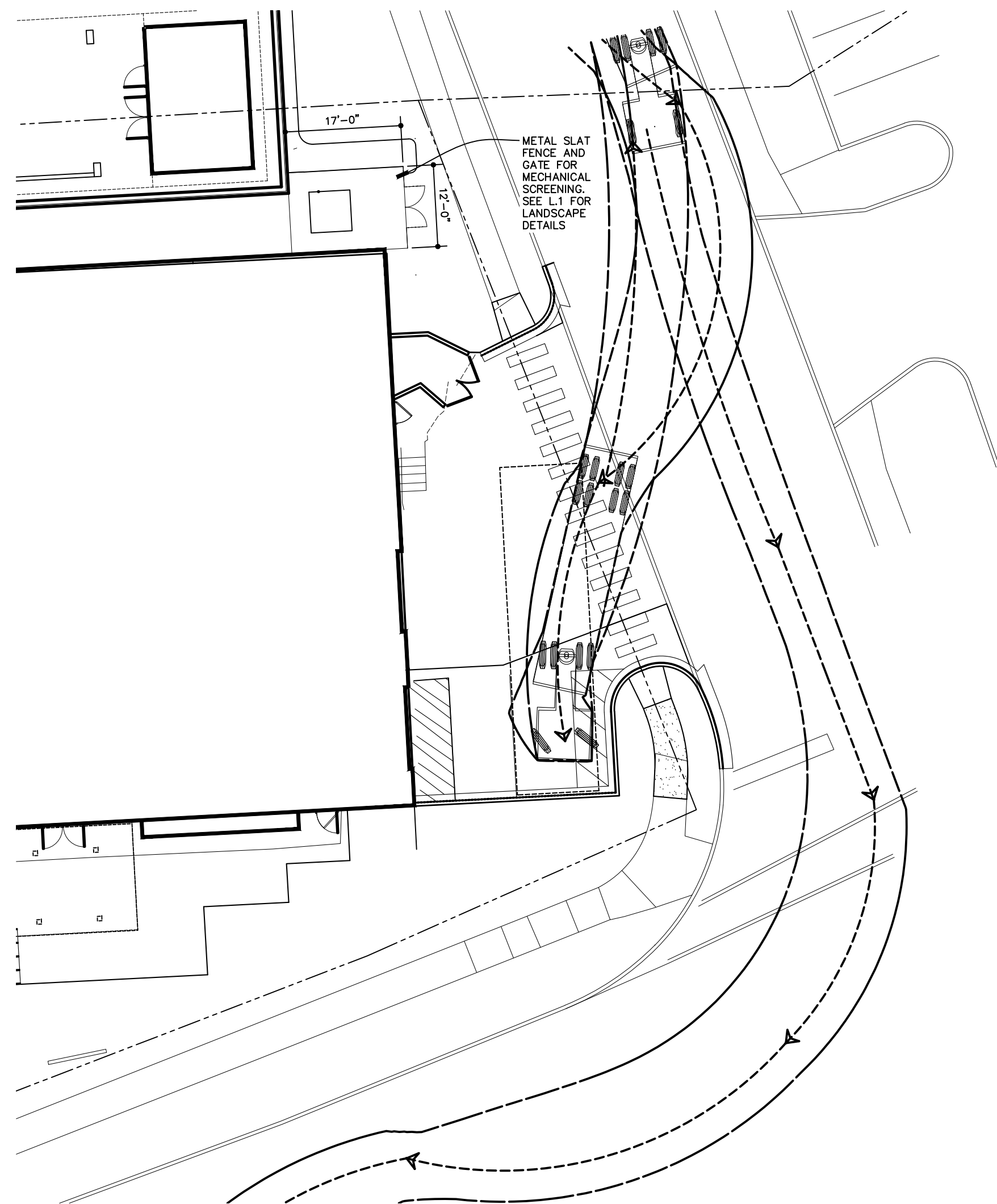
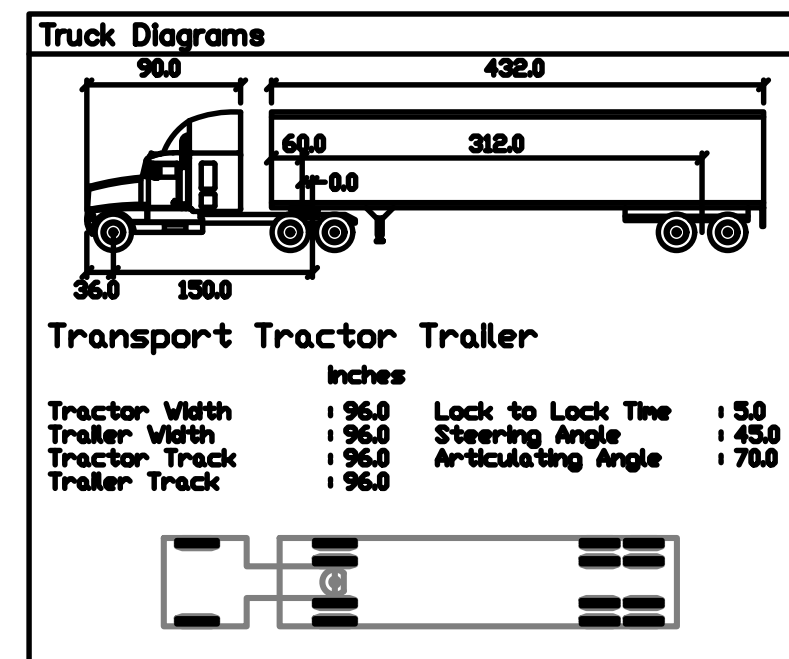
2411

SHEET NUMBER

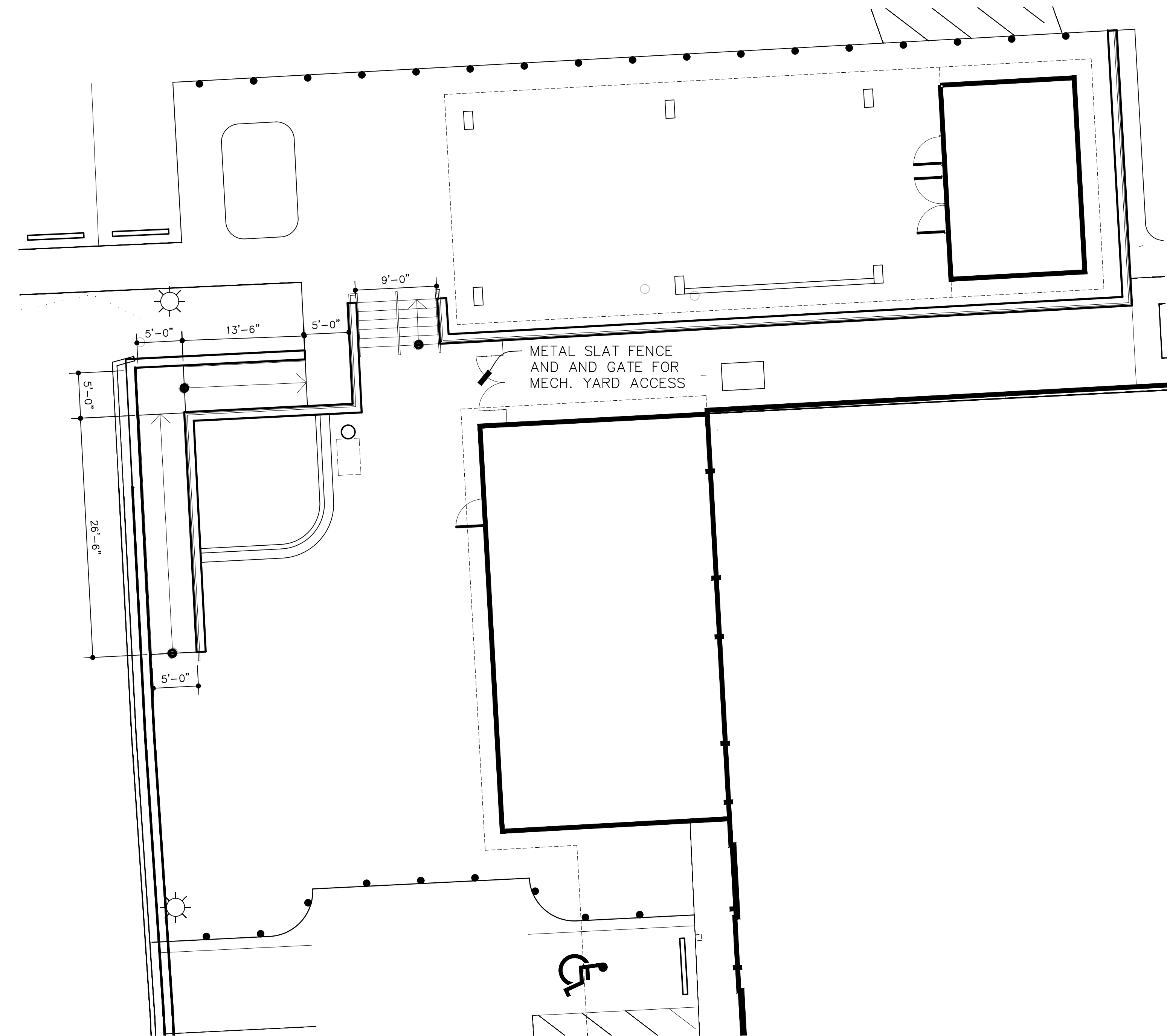
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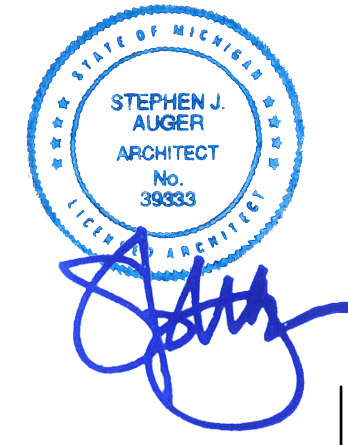
PROPOSED OUTDOOR FURNITURE.
BASIS-OF-DESIGN REF.



2 Truck Turning Diagram
ASP.3 Not To Scale



1 Enlarged Ramp Plan
ASP.3 SCALE: 1/8" = 1'



AUGER KLEIN ALLER ARCHITECTS INC.

303 E. THIRD STREET SUITE 100
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Market + The Graham

265 E. Second St.
Rochester, MI

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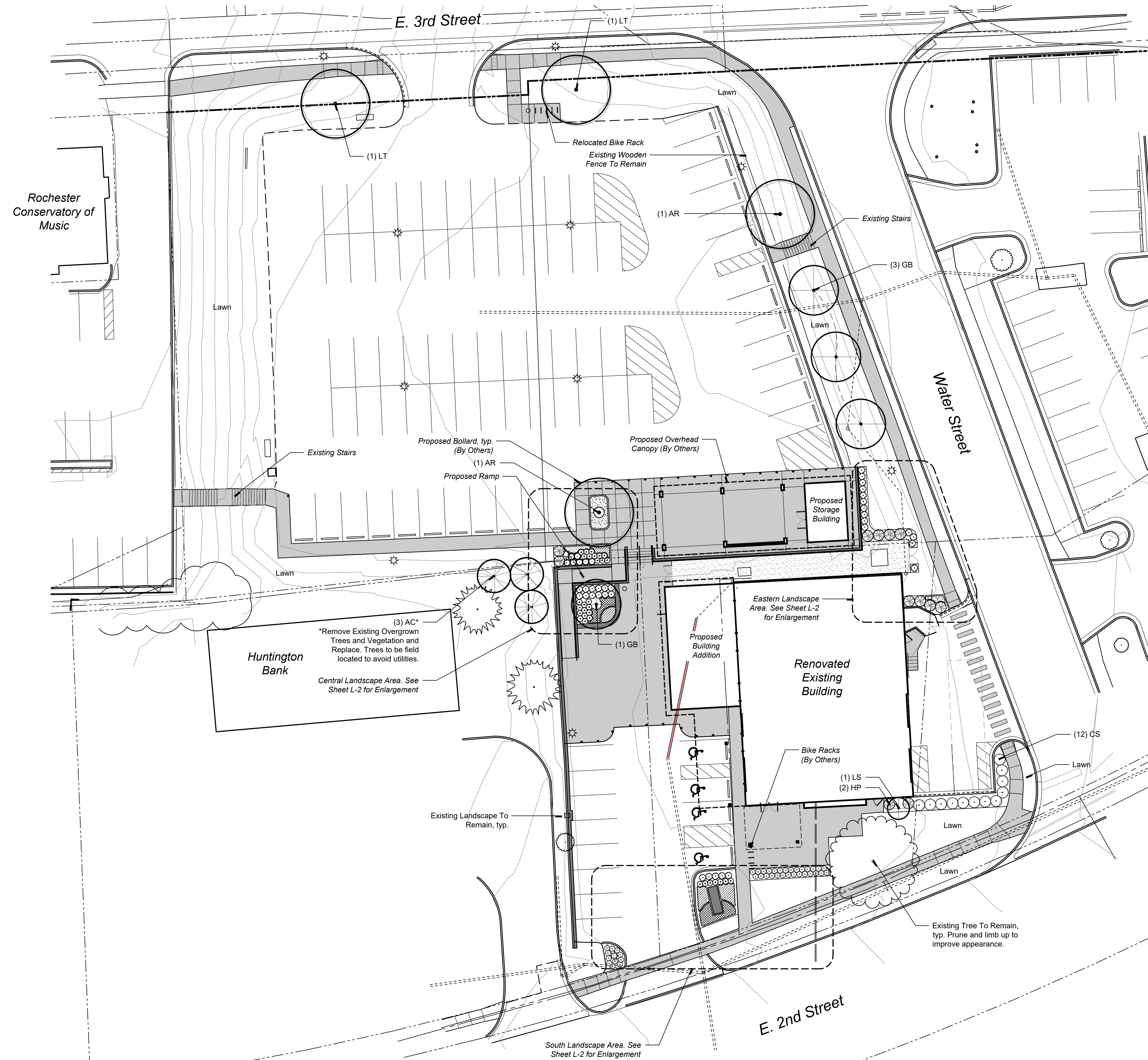
DRAWN	MW
CHECKED	MW
APPROVED	SA

SHEET
Site Details

scale as shown

FILE NUMBER
2411

SHEET NUMBER
ASP.3



Plant Schedule This Sheet

Trees						
sym.	qty.	botanical name	common name	size	spacing	root
AC	3	<i>Abies concolor</i>	White Fir	8' ht.	per plans	B&B
AR	2	<i>Acer rubrum 'Franksred'</i>	Red Sunset Maple	2.5" cal.	per plans	B&B
GB	4	<i>Ginkgo biloba 'Princeton Sentry'</i>	Princeton Sentry Columnar Ginkgo	2.5" cal.	per plans	B&B
LS	1	<i>Liquidambar styraciflua 'Slender Silhouette'</i>	Slender Silhouette Sweetgum	2.5" cal.	per plans	B&B
LT	2	<i>Liriodendron tulipifera</i>	Tulip Tree	2.5" cal.	per plans	B&B

Shrubs						
sym.	qty.	botanical name	common name	size	spacing	root
CS	12	<i>Cornus stolonifera 'Arctic Fire'</i>	Arctic Fire Redtwig Dogwood	No. 3	48" o.c.	cont.
HP	2	<i>Hydrangea paniculata 'Little Quickfire'</i>	Little Quickfire Panicle Hydrangea	No. 3	48" o.c.	cont.

Utility Note

Landscape Contractor shall field verify all existing utilities and easements on site prior to landscape installation.



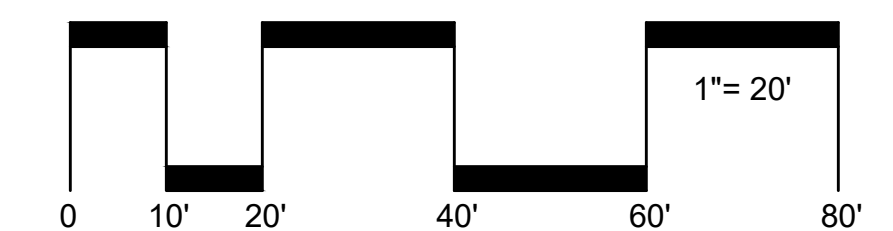
sheet title:
Overall Landscape Plan

project title:
Market + Graham
City of Rochester, Michigan

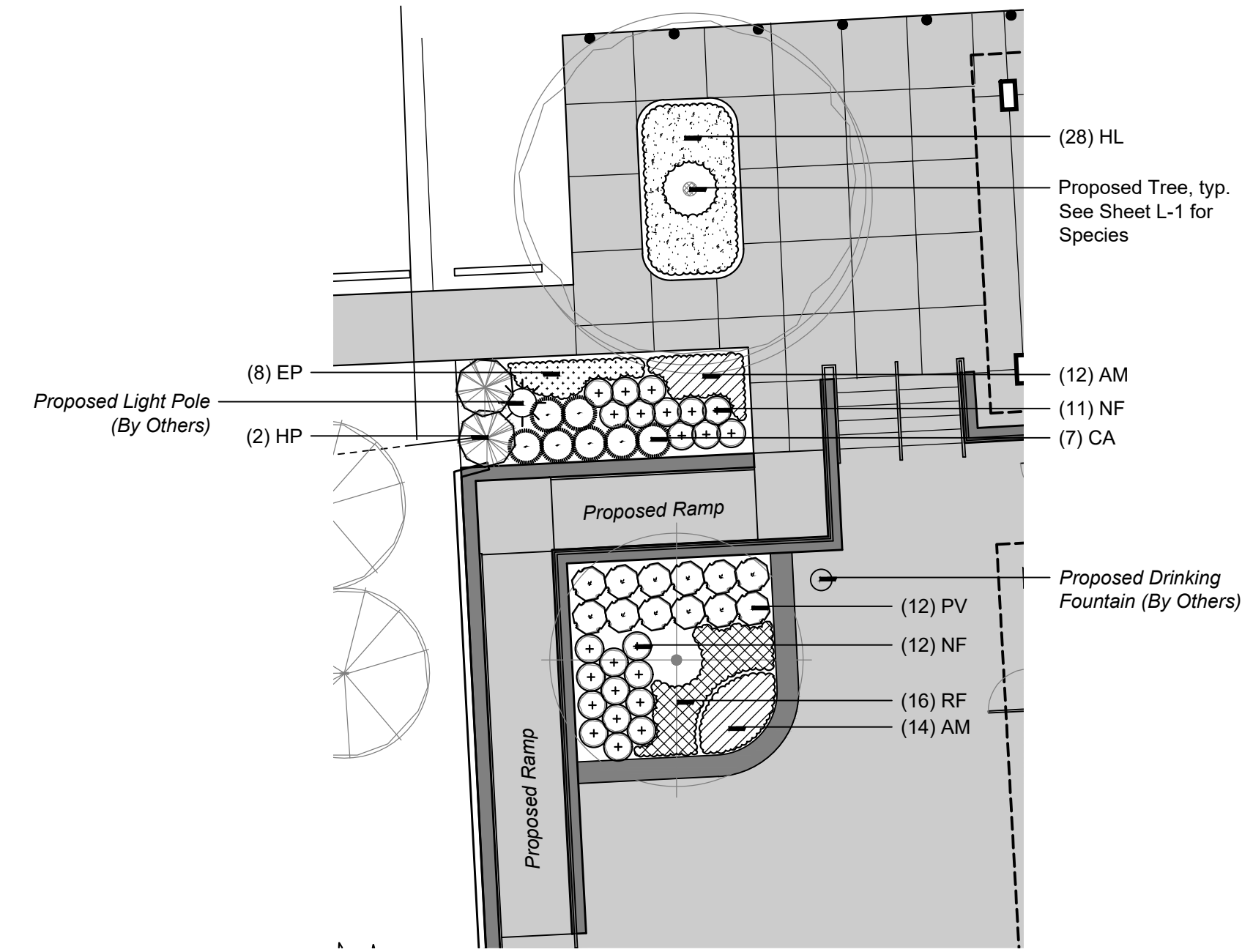
prepared for:
Auger Klein Aller Architects Inc.
303 E. Third Street - Suite 100
Rochester, MI 48307
Phone: 248.814.9160

job number: 24013
date: 05.08.2024
drawn by: EMJ
checked by: WTK

revisions:
06.05.2024 Per Municipal Review
07.26.2024 Per Site Plan Revisions
03.03.2025 Per Site Plan Revisions
04.09.2025 Per Landscape Additions
10.21.2025 Per Site Plan Revisions

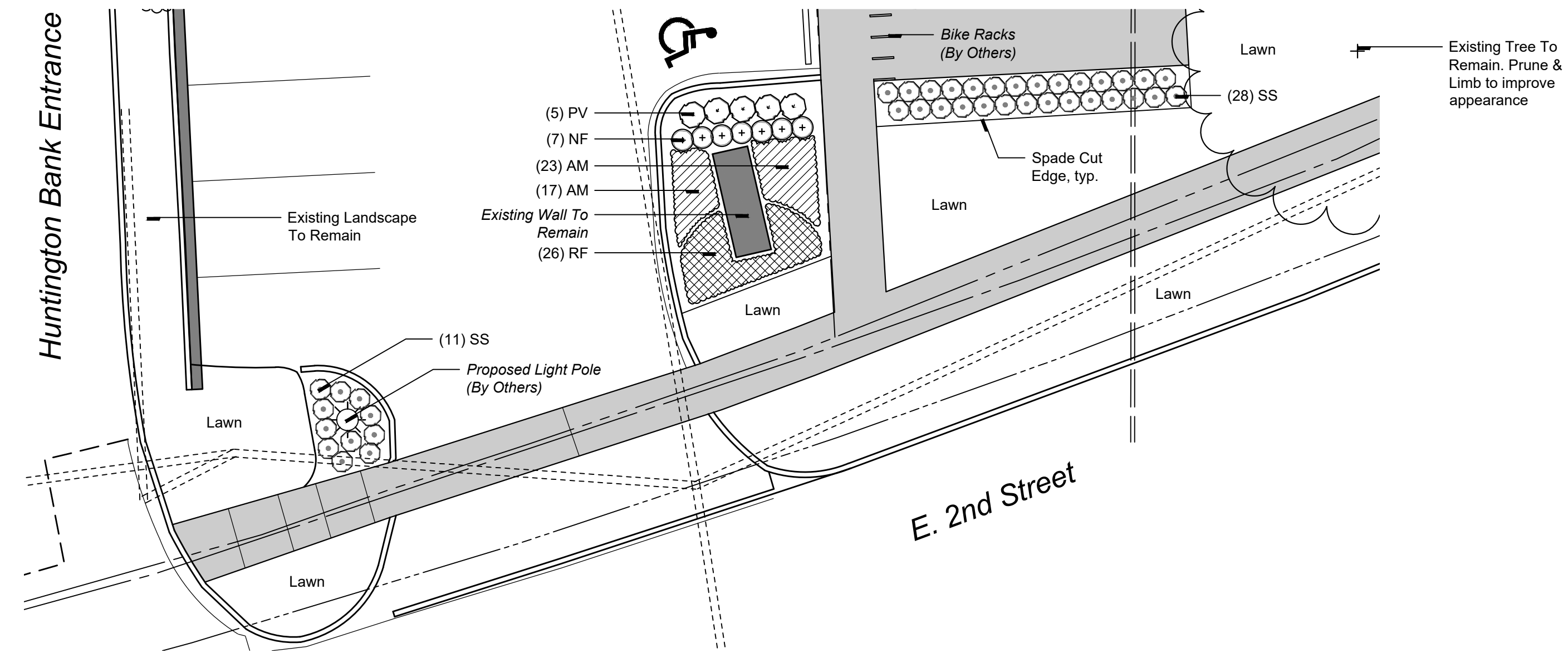


sheet no.
L-1

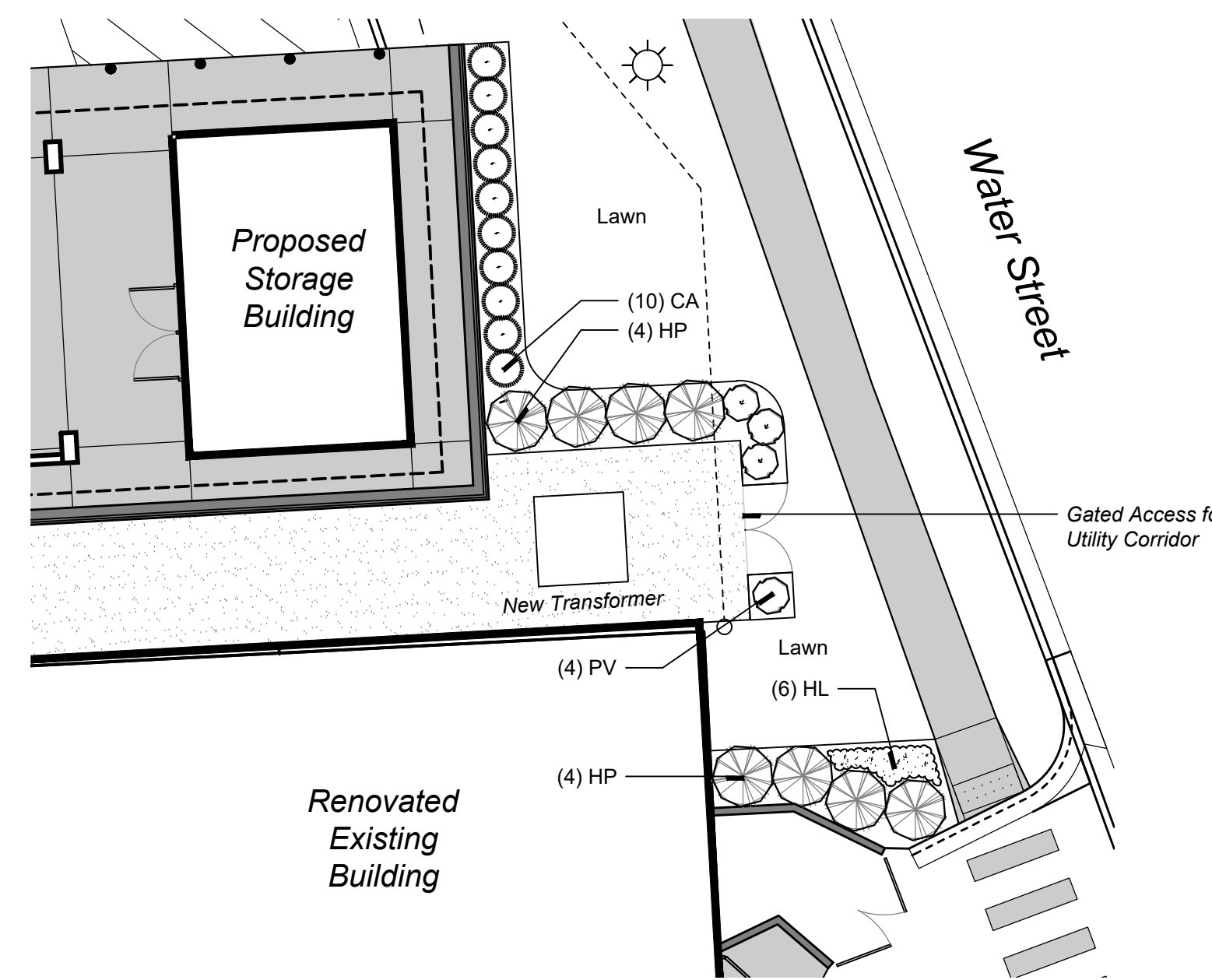


Central Landscape Area Enlargement Plan

*Note: The above area is planned as a native planting Pollinator Garden. Final plant material (besides tree) to be determined in coordination with donors.



South Landscape Area Enlargement Plan

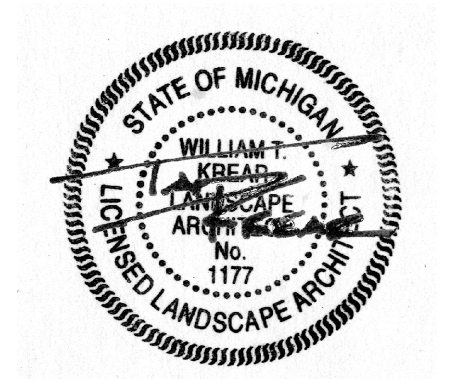


Eastern Landscape Area Enlargement Plan

Plant Schedule This Sheet

Shrubs						
sym.	qty.	botanical name	common name	size	spacing	root
HP	10	<i>Hydrangea paniculata</i> 'Little Quickfire'	Little Quickfire Panicle Hydrangea	No. 3	48" o.c.	cont.

Ornamental Grasses, Perennials & Bulbs						
sym.	qty.	botanical name	common name	size	spacing	root
AM	66	<i>Allium 'Millenium'</i>	Millenium Allium	No. 1	15" o.c.	cont.
CA	17	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	No. 2	30" o.c.	cont.
EP	8	<i>Echinacea purpurea</i> 'Magnus'	Magnus Purple Coneflower	No. 1	18" o.c.	cont.
HL	34	<i>Hemerocallis</i> 'Little Business'	Little Business Daylily	No. 1	18" o.c.	cont.
NF	30	<i>Nepeta x faassenii</i> 'Walker's Low'	Walker's Low Catmint	No. 1	24" o.c.	cont.
PV	21	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switchgrass	No. 2	30" o.c.	cont.
RF	42	<i>Rudbeckia fulgida</i> 'Little Goldstar'	Little Goldstar Black-eyed Susan	No. 1	18" o.c.	cont.
SS	39	<i>Schizachyrium scoparium</i> 'Carousel'	Carousel Little Bluestem	No. 2	24" o.c.	cont.



sheet title:

Landscape Enlargement Plans

project title:

Market + Graham

City of Rochester, Michigan

prepared for:

Auger Klein Aller Architects Inc.
303 E. Third Street - Suite 100
Rochester, MI 48307

Phone: 248.814.9160

job number: 24013

date: 05.08.2024

drawn by: EMJ

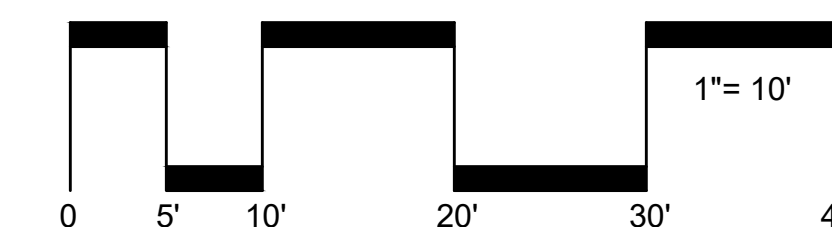
checked by: WTK



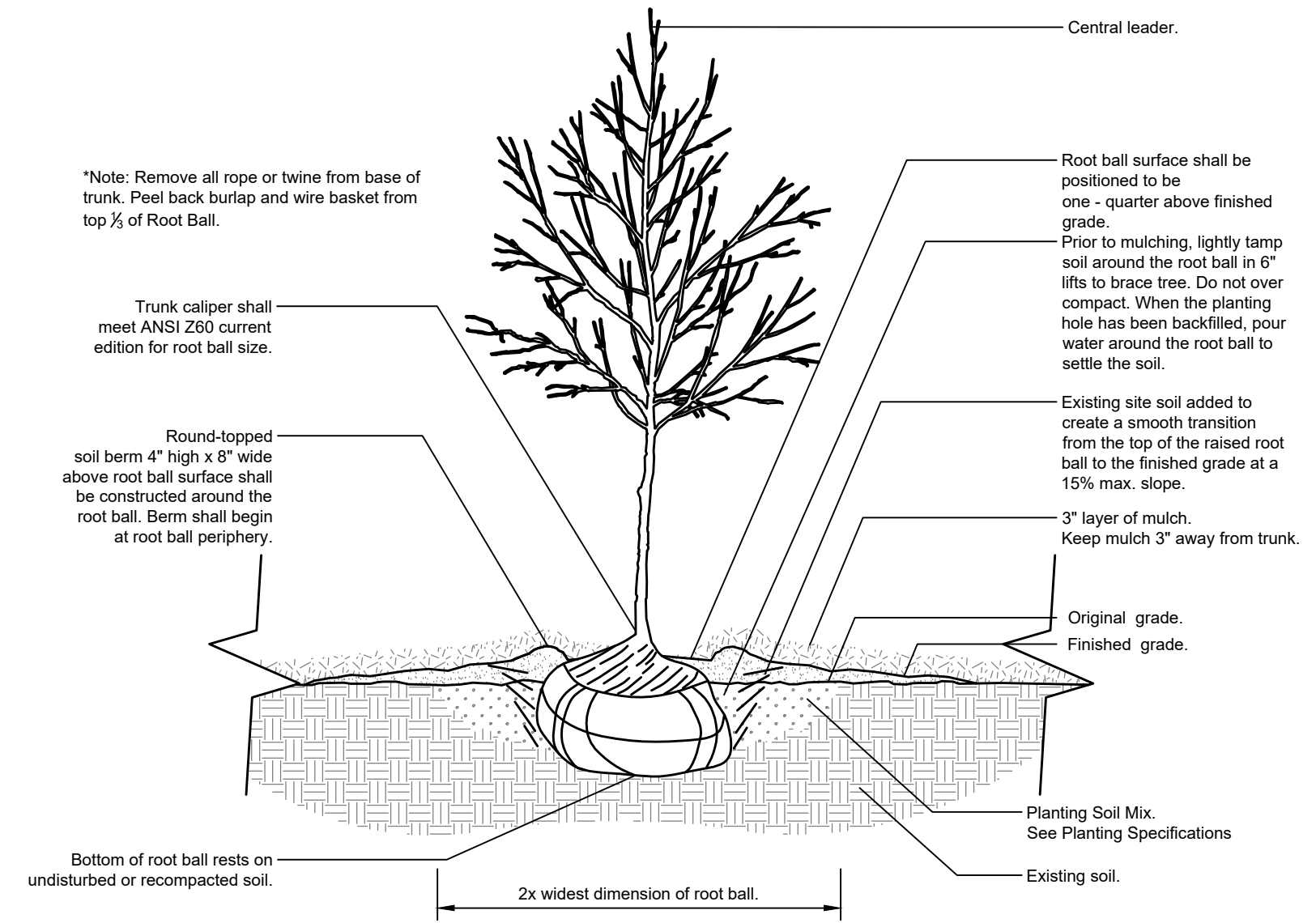
Know what's below.
Call before you dig.

revisions:

06.05.2024	Per Municipal Review
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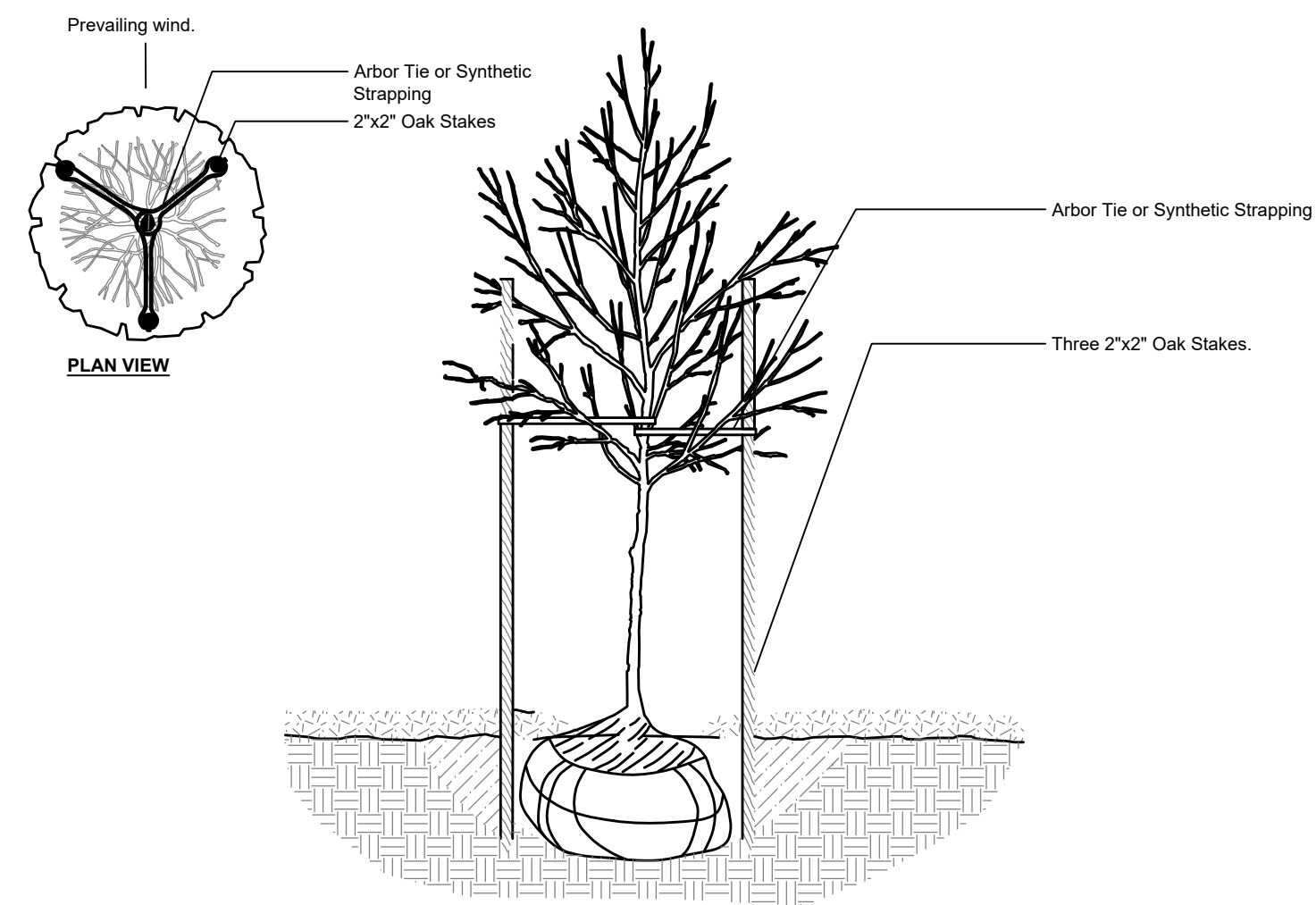


sheet no.
L-2



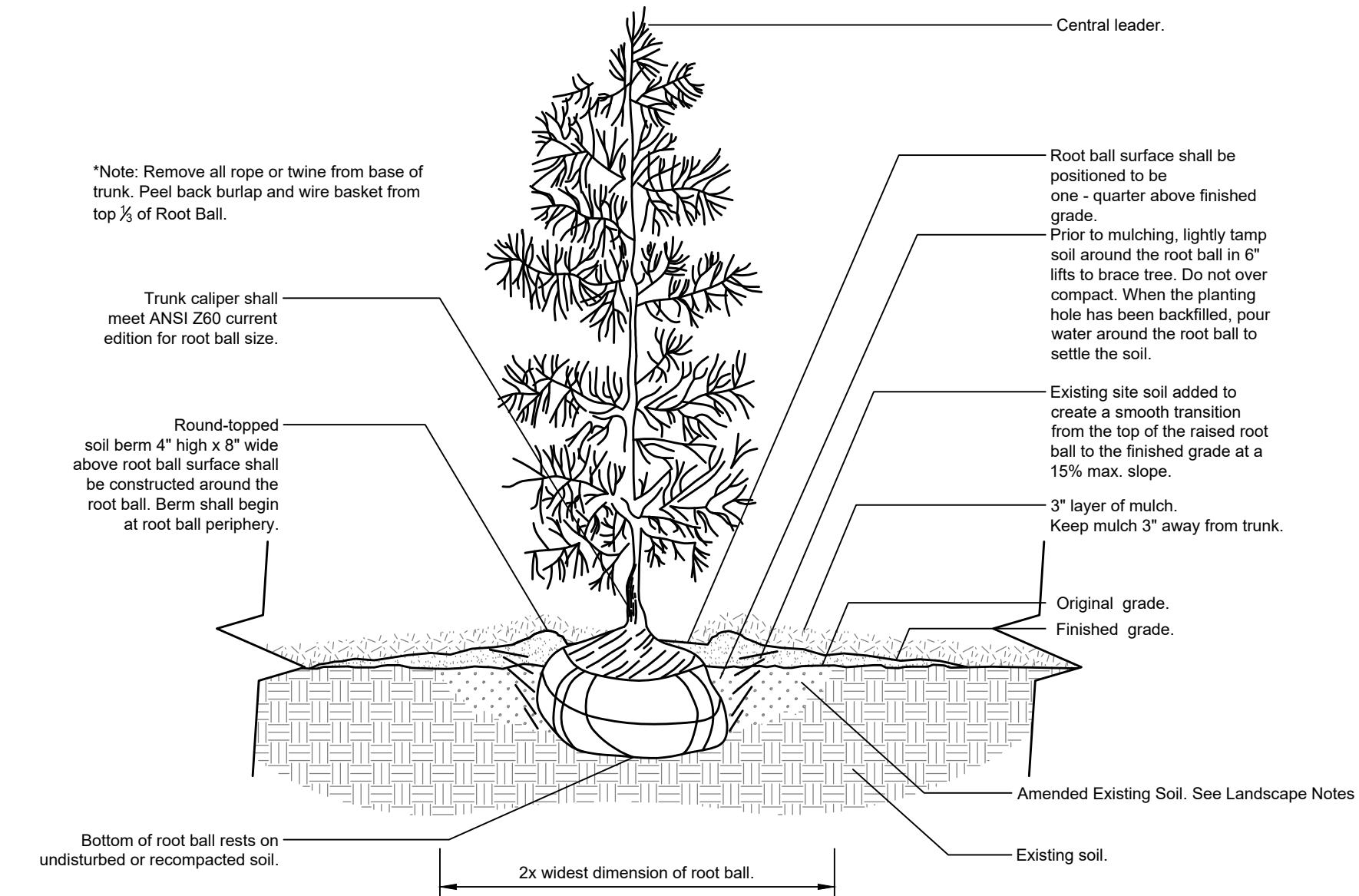
Tree in Plant Bed Detail

NTS



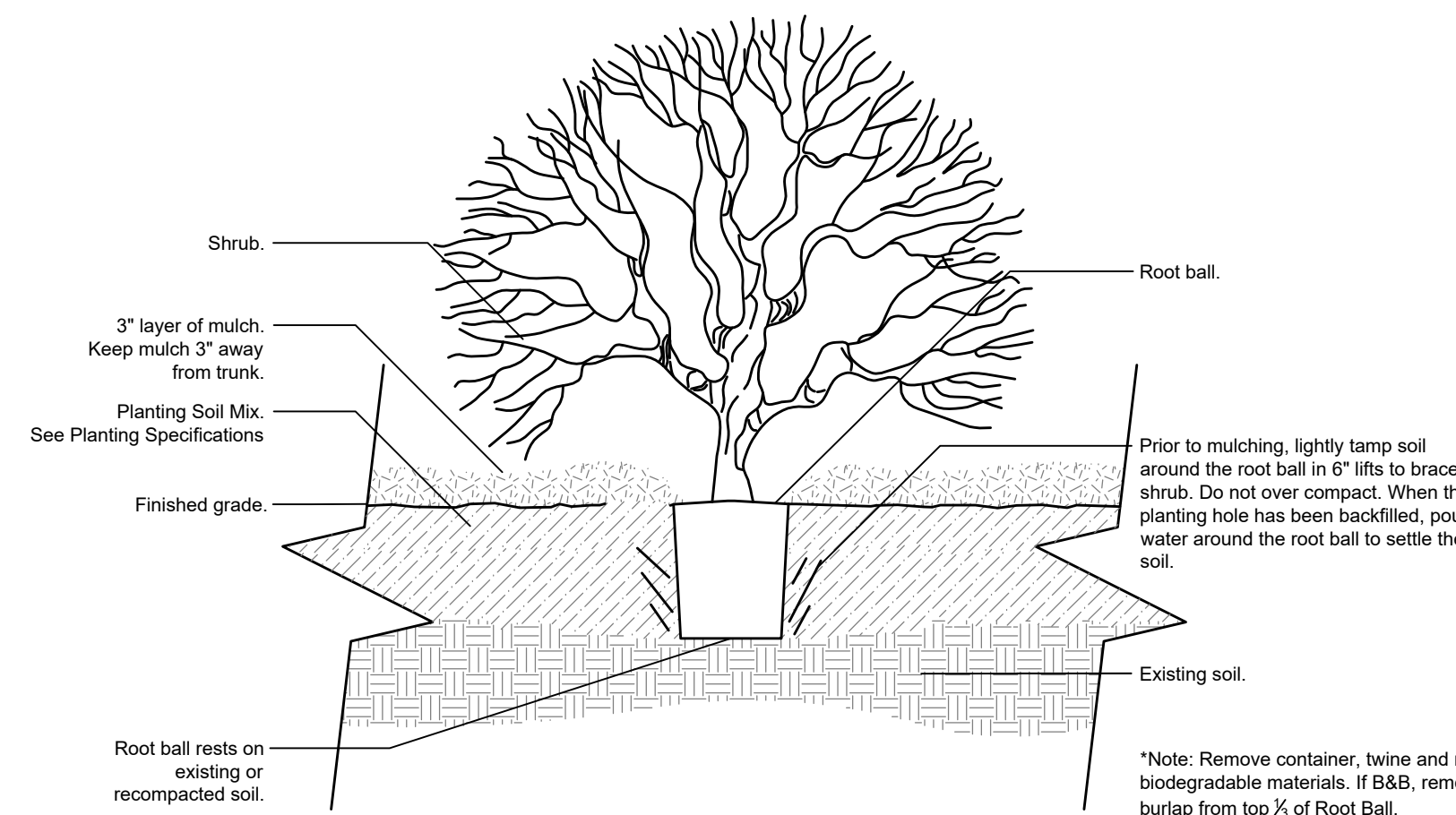
Tree Staking Detail

NTS



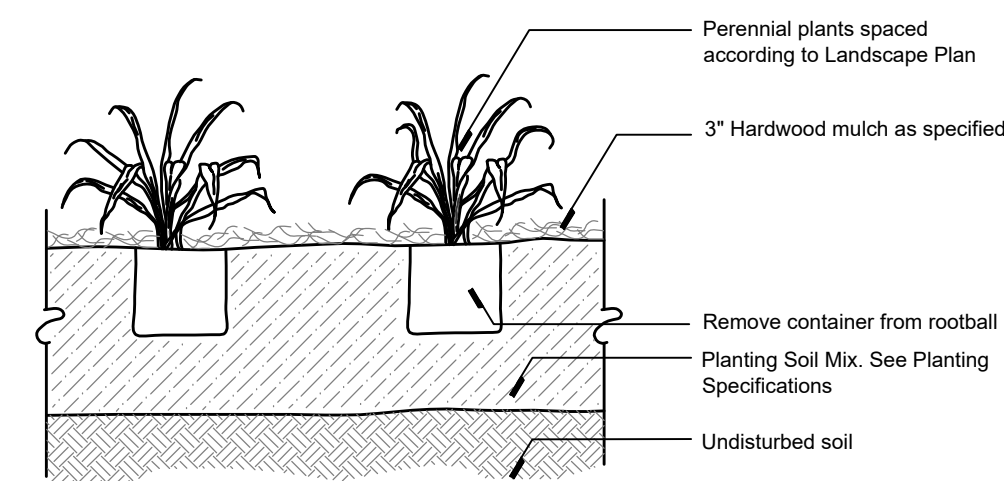
Evergreen Tree Planting Detail

Scale: NTS



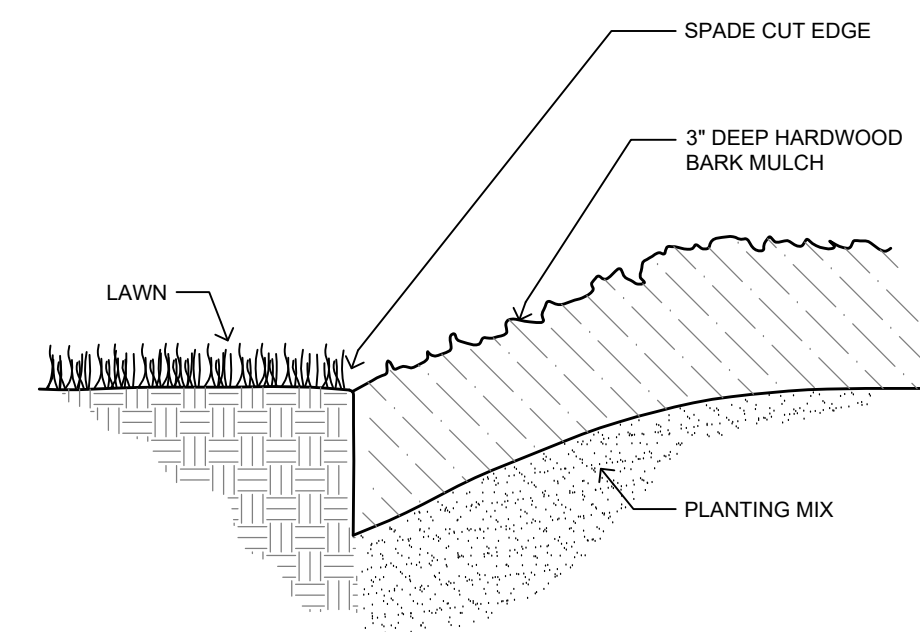
Shrub in Planting Bed Detail

NTS



Perennial Planting / Groundcover Detail

NTS

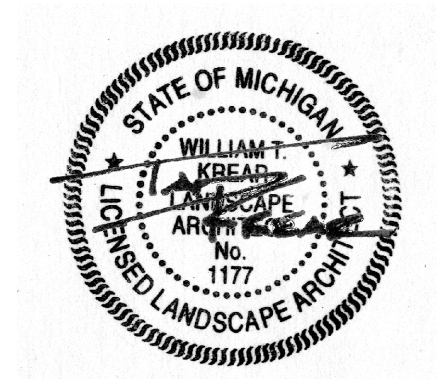


Spade Cut Edging Detail

NTS

Landscape Notes

- All landscaping and landscape elements shall be planted, and earth moving or grading performed, in a sound workmanlike manner, according to accepted planting and grading procedure.
- Landscaping required by this Ordinance shall be maintained in a reasonably healthy condition, free from refuse and debris.
- All landscaped areas shall be provided with irrigation or a readily available and acceptable water supply. Irrigation systems shall include separate zones for Lawn and Plants.
- Topsoil removed during construction shall be stockpiled in an appropriate manner to prevent erosion, and shall be redistributed on regraded surfaces to be landscaped, and provide a minimum of four (4) inches of even cover.
- Plants shall be mulched with shredded hardwood bark mulch at a depth of three (3) inches. Mulch is to be free from debris and foreign material and shall contain no pieces of inconsistent size.
- All plant material shall be true to name and free from physical damage and wind burn.
- Plants shall be full, well-branched, and in a healthy, vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized, and mulched and shall be guaranteed to exhibit a normal growth cycle for at least one (1) full year following planting.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, or stone.
- "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand, and 1/3 peat.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect or Owner's representative.
- The Landscape Architect shall be notified of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right at any stage of the installation to reject any work or material that does not meet the requirements of the plan and specifications, if requested by the owner.
- The Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly to all planting beds prior to mulching.
- The Owner and Landscape Architect reserve the right to change location of plant material and alter plant species/variety at the time of installation based upon availability and quantity of material as well as site conditions. Materials will be of similar size, appearance and growth habit.
- All Lawn areas shall be Seeded or Sodded



Landscape Details & Notes

project title:

Market + Graham

City of Rochester, Michigan

prepared for:

Auger Klein Aller Architects Inc.
303 E. Third Street - Suite 100
Rochester, MI 48307

Phone: 248.814.9160

job number: date:

24013 05.08.2024

drawn by: checked by:

EMJ WTK

revisions:	date:	description:
06.05.2024	Per Municipal Review	
07.26.2024	Per Site Plan Revisions	
03.03.2025	Per Site Plan Revisions	
04.09.2025	Per Landscape Additions	
10.21.2025	Per Site Plan Revisions	



Know what's below.
Call before you dig.

sheet no.

L-3

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
COVERED PATIO	+	1.7 fc	5.7 fc	0.6 fc	9.5:1	2.8:1	0.3:1
PARKING LOT 1	+	1.2 fc	3.8 fc	0.1 fc	38.0:1	12.0:1	0.3:1
PARKING LOT 2	+	1.0 fc	3.8 fc	0.3 fc	12.7:1	3.3:1	0.3:1
PAVILION	+	10.0 fc	35.0 fc	3.7 fc	9.5:1	2.7:1	0.3:1



Schedule											
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Mounting Height
○	A	5	Lumenpulse	ALG-120/277-CSL-M80-40K-CRI 80-55	Allegro Medium	LED	1	7369	0.9	64	20'-0"
○	B	1	Lumenpulse	ALG-120/277-CSL-M80-40K-CRI 80-4	Allegro Medium	LED	1	6764	0.9	64	20'-0"
○	B/HS	2	Lumenpulse	ALG-120/277-CSL-M80-40K-CRI 80-4 BLS	Allegro Medium	LED	1	3602	0.9	64	20'-0"
○	EX.1	4	EXISTING	EXISTING	EXISTING	UNKNOWN	1		0.5		UNKNOWN
○	EX.2	3	EXISTING	EXISTING	EXISTING	UNKNOWN	1		0.5		UNKNOWN
○	P1	1	Spectrum Lighting	OR1917GV-15L-35K-EX-TF2	Nom. 19" diam x 17" H, RLM Classics luminaire	LED	1	939	0.9	10	10'-0"
○	P2	8	Spectrum Lighting	OR1917GV-45L-35K-EX-TF2-DR19F090	Nom. 19" diam x 17" H, RLM Classics luminaire	LED	1	2434	0.9	32	8'-0"
○	P3	9	Spectrum Lighting	OR1514GV-15L-35K-EX-TF1-MWT	Nom. 15" diam x 13.8" H, Open reflector 95% down / 5% uplight	LED	1	964	0.9	10	8'-0"
○	P4	3	Spectrum Lighting	OR1514GV-15L-35K-EX-TF1-MWT	Nom. 15" diam x 13.8" H, Open reflector 95% down / 5% uplight	LED	1	964	0.9	10	16'-8"

Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

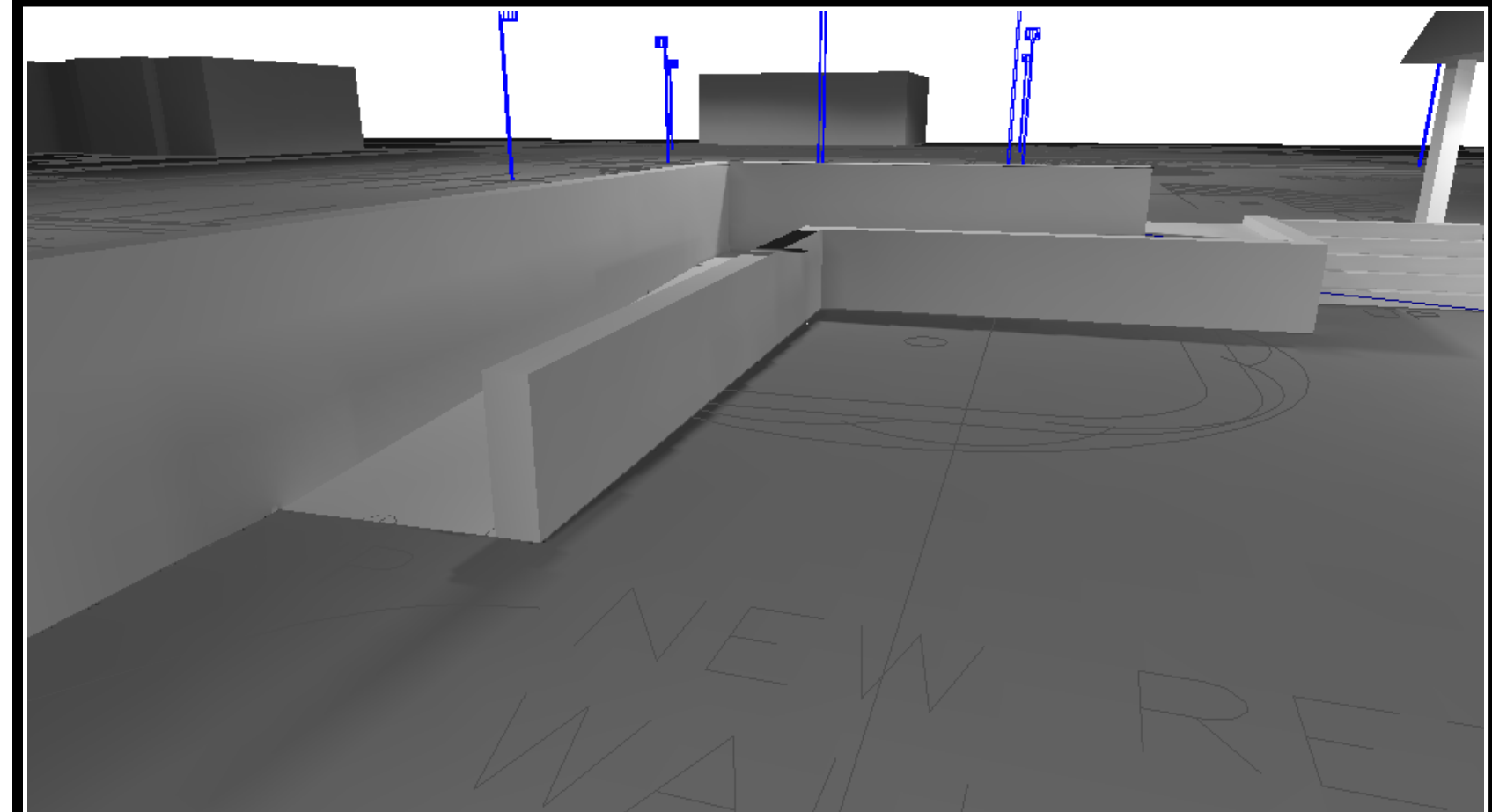
Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 5' - 0"

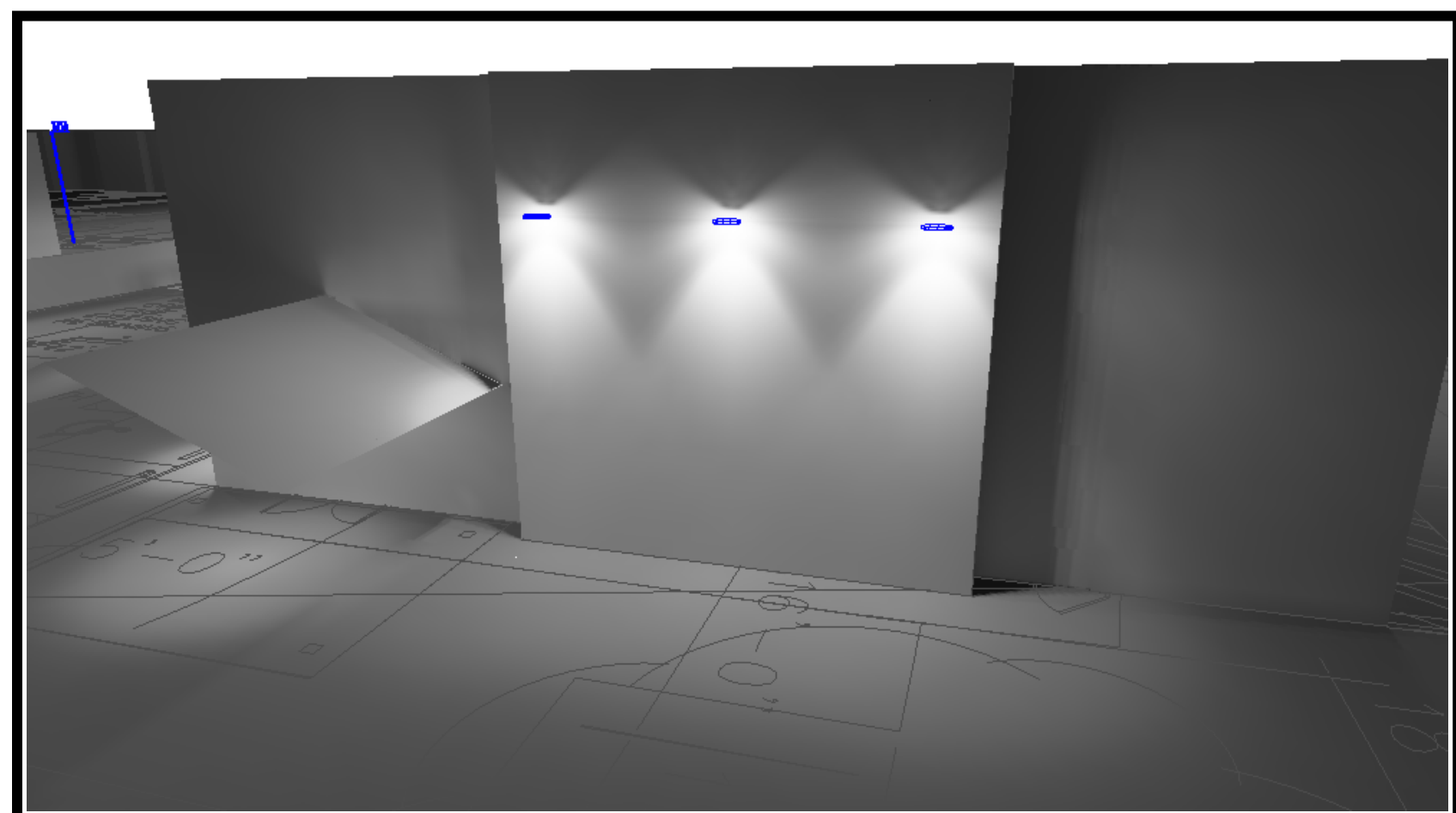
THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.



View #1



View #2

Plan View
Scale - 1" = 25ft



MARKET + THE GRAHAM
PHOTOMETRIC SITE PLAN
GASSER BUSH ASSOCIATES
PREPARED FOR: AUGER KLEIN ALLER ARCHITECTS
WWW.GASSERBUSH.COM

Designer
DB/KB
Date
10/17/2025
Scale
Not to Scale
Drawing No.
#25-29554-V8

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Mounting Height
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	B	1	Lumenpulse	ALG-120/277-CSL-M80-40K-CRI 80-4	Allegra Medium	LED	1	6764	0.9	64	20'-0"
	B/HS	2	Lumenpulse	ALG-120/277-CSL-M80-40K-CRI 80-4 BLS	Allegra Medium	LED	1	3602	0.9	64	20'-0"
	EX.1	4	EXISTING	EXISTING	EXISTING	UNKNOWN	1		0.5		UNKNOWN
	EX.2	3	EXISTING	EXISTING	EXISTING	UNKNOWN	1		0.5		UNKNOWN
	P1	1	Spectrum Lighting	OR1917GV-15L-35K-EX-TF2	Nom. 19" diam x 17" H, RLM Classics luminaire	LED	1	939	0.9	10	10'-0"
	P2	8	Spectrum Lighting	OR1917GV-45L-35K-EX-TF2-DR19FO90	Nom. 19" diam x 17" H, RLM Classics luminaire	LED	1	2434	0.9	32	8'-0"
	P3	9	Spectrum Lighting	OR1514GV-15L-35K-EX-TF1-MW1	Nom. 15" diam x 13.8" H, Open reflector 95% down / 5% uplight	LED	1	964	0.9	10	8'-0"
	P4	3	Spectrum Lighting	OR1514GV-15L-35K-EX-TF1-MW1	Nom. 15" diam x 13.8" H, Open reflector 95% down / 5% uplight	LED	1	964	0.9	10	16'-8"

Specification Sheet

allegra
Allegra Medium

TYPES A, B & B/HS

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____

Distributions

Colors and Color Temperatures

2200K 2700K 3000K 3500K 4000K 5700K

Control

ON/OFF 0-10V

Rating

IP66 (optical chamber)

Certifications

lumenpulse
1220 Marie-Victoria Blvd., Longueuil, QC, J4G 2H9, CA
info@lumenpulse.com www.lumenpulse.com www.lumenpulse.com/products/366

1 United States 417.307.5700 | Canada 1.877.937.3003 | 514.937.3003 | F 514.937.4289

LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
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Description

The Allegra Medium is a durable, stylish luminaire for urban lighting applications, including pedestrian plazas, residential streets and collector roads. Offering a choice of outputs, color temperatures, and distributions, the Allegra Medium is elegance personified.

Features

Color and Color Temperature 2200K, 2700K, 3000K, 3500K, 4000K, 5700K

Distributions Type II, Type III or Type IV (with or without backlight shield), Type 5 square and Type V Sofite

Options Corrosion-resistant coating for hostile environments, Surge protector

Mounting Options Pendant Medium (4-Bolt Tenon Adaptor), Side Internal (2 3/8 in Tenon)

Warranty 5-year limited warranty

Performance

Output (nominal lumens) Minimum 3000lm / Maximum 17000lm

Color Rendering 3 SDCM for CRI 70+ and 2 SDCM for CRI 80+

Lumen Maintenance TM-21 L70 S27,000 hrs (projected, Ta 77 °F), 36,000 hrs (reported, Ta 77 °F)

Dark Sky Dark sky compliant (2200K, 2700K and 3000K color temperatures, BUG rating of 0)

Physical

Housing Material Die cast low copper 340 aluminum alloy

Lens Material Optical tempered clear glass (Clearsite lens), Optical tempered opal glass (Sofsite lens)

Weight Up to 35 lbs

RLM CLASSICS

LARGE OPEN REFLECTOR
DAMP LOCATION
CLASSIC SHAPES

TYPES P1 & P2

DESCRIPTION

OR1917GV P1 - Platinum Silver
MW - Matte White Interior

OR1917GV P2 - Matte Black
MW - Matte White Interior

OR1917GV P2 - Or-Rubbed Bronze
MW - Matte White Interior

SERIES	LUMENS	CCT	DRIVER / DIMMING*	ACCESSORIES*	MOUNTING*	INTERIOR*	FINISH*
OR1917GV	15L 15000 lm	80 CRI	EX Electronic Driver, 120V/277V	ENCLOSURES	SMALL MOUNT	MW1 Matte White	MW1 Matte White
	27L 27000 lm	27K 2700K	DOOR1 1% SL-SC, 120V/277V	T1 1" Frosted Dome	SMALL DRIVER CANOPY	MB1 Matte Black	MB1 Matte Black
	35K 3500K	DOOR2 1% SL-SC, 120V/277V	T2 2" Frosted Dome	SMALL DRIVER CANOPY w/ Knobouts	MB1 Matte Black	MB1 Matte Black	MB1 Matte Black
	40K 4000K	DOOR3 1% SL-SC, 120V/277V	T3 3" Frosted Dome	SMALL DRIVER CANOPY w/ Knobouts	MB1 Matte Black	MB1 Matte Black	MB1 Matte Black

EXAMPLE: OR1917GV15L30KEXTF2-RDCSHM24MW1GA

NOTES:
* Nominal Source Lumens at 24" | † Contact Factory for Additional Options | ‡ 3% Max with CP90 RDCS, 4% Max with CP90B/CP91 | ‡ Available with CP90B/CP91 Only | ‡ Enclosure - Choose One Option | ‡ Standard Enclosure | ‡ See Mounting Page for Details on Components and Finishes | ‡ See Mounting Page for Available Arm Options | ‡ See Mounting Page for Available Lengths | ‡ ENCR Replaces RDCS or CP91 | ‡ Reference Color Sheet Located on Product Page for Full List of Available Colors | ‡ Standard Finishes

Spectrum Lighting

ILLUMINATING WHAT'S POSSIBLE.

SPECLIGHT.COM • 994 JEFFERSON ST. FALL RIVER, MA 02721 • 508.678.2303

Dimensions and values shown are nominal. Spectrum Lighting continually works to improve products and reserves the right to make changes which may alter the performance or appearance of products. 45-0009_16

RLM CLASSICS

SMALL OPEN REFLECTOR
DAMP LOCATION
CLASSIC SHAPES

TYPES P3 & P4

DESCRIPTION

OR1914GV P3 - Platinum Silver
MW - Matte White Interior

OR1914GV P4 - Matte Black
MW - Matte White Interior

OR1914GV P4 - Or-Rubbed Bronze
MW - Matte White Interior

SERIES	LUMENS	CCT	DRIVER / DIMMING*	ACCESSORIES*	MOUNTING*	INTERIOR*	FINISH*
OR1914GV	15L 15000 lm	80 CRI	EX Electronic Driver, 120V/277V	ENCLOSURES	SMALL MOUNT	MW1 Matte White	MW1 Matte White
	27L 27000 lm	27K 2700K	DOOR1 1% SL-SC, 120V/277V	T1 1" Frosted Dome	SMALL DRIVER CANOPY	MB1 Matte Black	MB1 Matte Black
	35K 3500K	DOOR2 1% SL-SC, 120V/277V	T2 2" Frosted Dome	SMALL DRIVER CANOPY w/ Knobouts	MB1 Matte Black	MB1 Matte Black	MB1 Matte Black
	40K 4000K	DOOR3 1% SL-SC, 120V/277V	T3 3" Frosted Dome	SMALL DRIVER CANOPY w/ Knobouts	MB1 Matte Black	MB1 Matte Black	MB1 Matte Black

EXAMPLE: OR1514GV15L30KEXTF1-RDCSCD36MW1MW

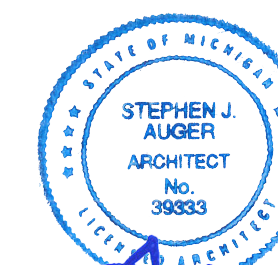
NOTES:
* Nominal Source Lumens at 24" | † Contact Factory for Additional Options | ‡ 3% Max with CP90 RDCS, 4% Max with CP90B/CP91 | ‡ Available with CP90B/CP91 Only | ‡ Enclosure - Choose One Option | ‡ Standard Enclosure | ‡ See Mounting Page for Details on Components and Finishes | ‡ See Mounting Page for Available Arm Options | ‡ See Mounting Page for Available Lengths | ‡ ENCR Replaces RDCS or CP91 | ‡ Reference Color Sheet Located on Product Page for Full List of Available Colors | ‡ Standard Finishes

Spectrum Lighting

ILLUMINATING WHAT'S POSSIBLE.

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Dimensions and values shown are nominal. Spectrum Lighting continually works to improve products and reserves the right to make changes which may alter the performance or appearance of products. 45-0009_16



Signature



AUGER KLEIN ALLER ARCHITECTS INC.

303 E. THIRD STREET SUITE 100
ROCHESTER, MI 48307
248.814.9160

WWW.AKA-ARCHITECTS.NET

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Do not scale
Use figured
dimensions only

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PROJECT

Market +
The Graham

265 E. Second St.
Rochester, MI

DATE ISSUED ISSUED FOR

05.10.2024	Site Plan Approval
06.10.2024	Site Plan Approval #2
08.09.2024	ZBA Approval
03.05.2025	Site Plan Approval #3
10.15.2025	Owner Review
10.31.2025	Site Plan Approval #5

DRAWN	DM
CHECKED	SA
APPROVED	AKA

SHEET

Floor Plan

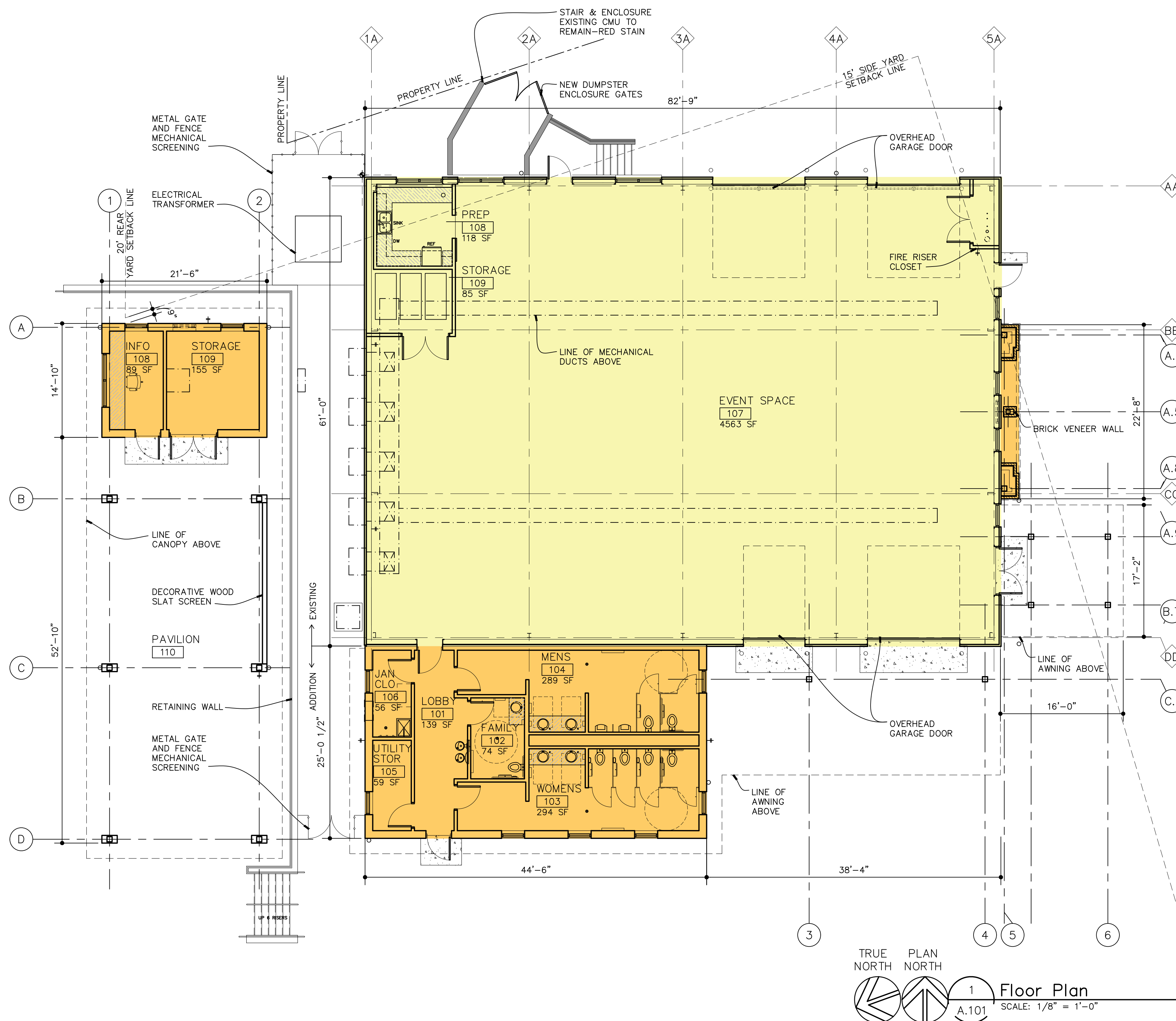
scale as shown

FILE NUMBER

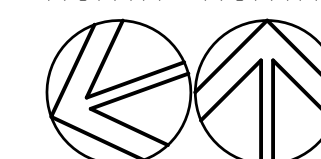
2411

SHEET NUMBER

A.101



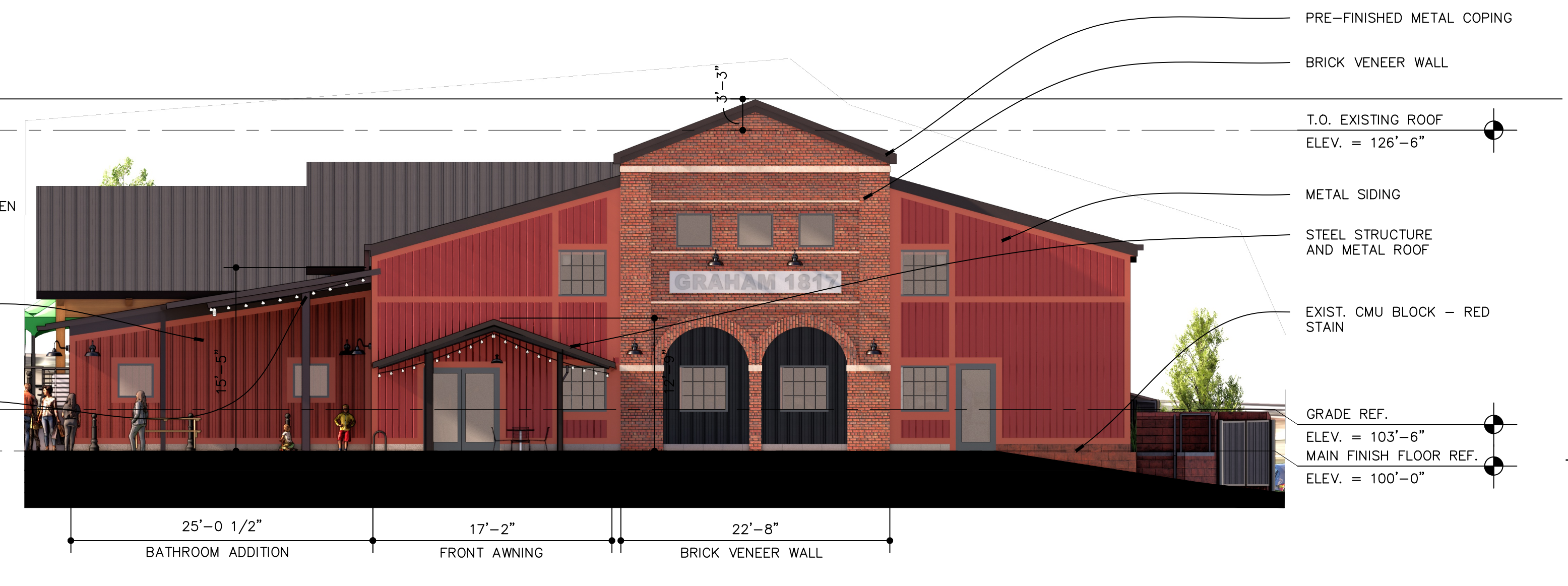
TRUE PLAN
NORTH NORTH



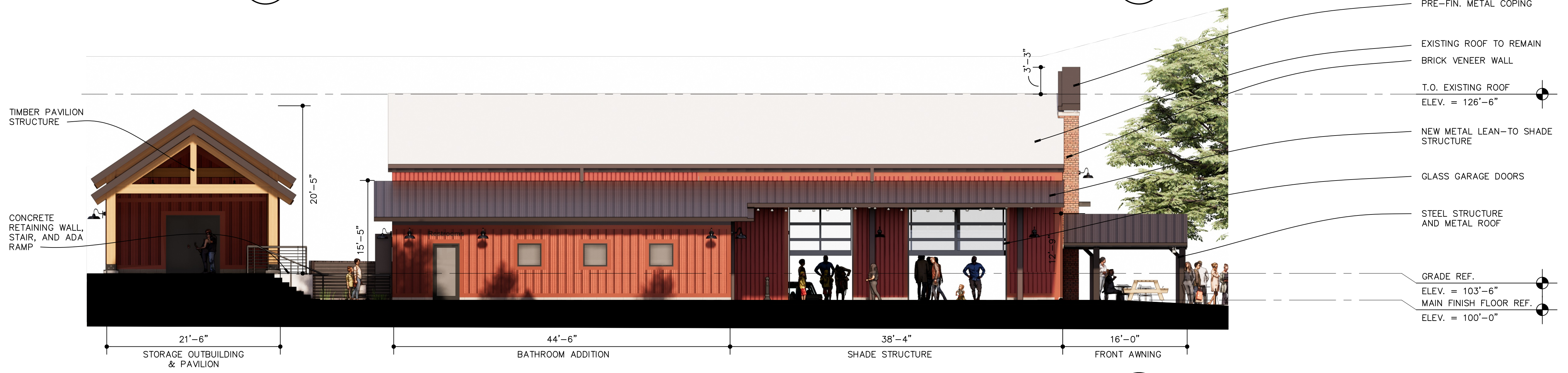
1 Floor Plan
A.101 SCALE: 1/8" = 1'-0"



4 North Elevation
A.201 SCALE: 1/8" = 1'-0"



3 South Elevation
A.201 SCALE: 1/8" = 1'-0"



2 West Elevation
A.201 SCALE: 1/8" = 1'-0"



1 East Elevation
A.201 SCALE: 1/8" = 1'-0"



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PROJECT
Market +
The Graham

265 E. Second St.
Rochester, MI

DATE ISSUED	ISSUED FOR
05.10.2024	Site Plan Approval
06.10.2024	Site Plan Approval #2
08.09.2024	ZBA Approval
10.31.2025	Site Plan Approval #5

DRAWN	NC
CHECKED	MW
APPROVED	SA

SHEET
Building Elevations

scale as shown

FILE NUMBER

2411

SHEET NUMBER

A.201



4
A.202
Perspective of Loading Area
NOT TO SCALE



2
A.202
Aerial Perspective of Ramp
NOT TO SCALE



3
A.202
Perspective of Pavilion
NOT TO SCALE



1
A.202
Perspective of Front
NOT TO SCALE



AUGER KLEIN ALLER ARCHITECTS INC.

303 E. THIRD STREET SUITE 100
ROCHESTER, MI 48307
248.814.9160

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PROJECT

Market +
The Graham

265 E. Second St.
Rochester, MI

DATE ISSUED ISSUED FOR

05.10.2024 Site Plan Approval
06.10.2024 Site Plan Approval #2
08.09.2024 ZBA Approval
10.31.2025 Site Plan Approval #5

DRAWN NC
CHECKED MW
APPROVED SA

SHEET

Building
Perspectives

scale as shown

FILE NUMBER

2411

SHEET NUMBER

A.202



MCKENNA

November 19, 2025

Planning Commission
City of Rochester
400 Sixth Street
Rochester, MI 48307

Subject: Sterling Wealth Solutions/1129 N. Main Street; Site Plan Review; Revised Plan dated 8/6/2025.

Dear Commissioners:

At the City’s request we have reviewed a proposal from Todd Sterling to convert an existing single-family residential dwelling into an office. The subject site is located on the southwest corner of N. Main and Ferndale Avenue and is zoned O-2 (Restricted Office District).

The applicant appeared before the Planning Commission for a preliminary hearing on 11/7/2025 and was scheduled for a public hearing and provided with feedback regarding the site plan.



Source: Google Maps

COMMENTS

Article 27, Section 2701 of the Zoning Ordinance, outlines the requirements for site plan review. We offer the following comments for your consideration:

1. **Use.** Based on the description, the applicant proposes to operate a financial/investment consulting office. Business/administrative offices and professional offices are permitted by right in the district per

HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

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☎ 248.596.0930
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Section 1501 (1) and (2). The existing parcel is conforming with respect to minimum lot area and lot width.

2. **Setbacks.** The plan proposes replacement of the existing small, covered porch on the Main Street façade with a fully covered porch extending the width of the dwelling. A new ADA accessible ramp is also shown abutting the porch. The existing building and proposed additions are in conformance with respect to the required front, rear, and side yard setbacks.
3. **Vehicle Access.** The subject site has an existing approximately 19' wide driveway access off Ferndale Avenue which is to remain unchanged. Vehicles to the site will enter park on the driveway. While the use on the site is changing from residential to office, the use of the driveway and its layout will remain the same.
4. **Pedestrian Access.** The site has existing sidewalks along its Main Street and Ferndale frontages. A 3' to 5' wide sidewalk connector is proposed from the barrier free parking area and driveway to the front door of the building. The applicant is also proposing a new barrier free access ramp on the east (front) façade of the building.
5. **Parking.** Parking for the subject site is one (1) space per 300 sq. ft of gross floor area. Based upon the square footage of the building used for office (1,615 sq. ft), the subject site requires a total of 5 parking spaces, which are provided on the site, including one (1) barrier free accessible space. The plan notes two (2) parking spaces within the garage and two (2) spaces on the driveway. A new barrier free parking space is to be created on the site, parallel to Ferndale. The space is complaint with ADA requirements.

The applicant has provided a written statement explaining the functioning of the tandem parking in the driveway and garage. Based upon the intensity of the use and the anticipated traffic from customers to the site, we find the proposal acceptable.

6. **Dumpster.** Per the applicant the site does not generate much trash. The plan states that the trash removal will take place through the currently existing residential curbside trash pick-up service.
7. **Lighting.** The applicant has submitted a photometric plan and manufacturer's cut sheet detail indicating compliance with the Ordinance standards. As required by the Ordinance, the fixtures on the garage are limited to 100 watts. *The photometric plan does not reflect the addition of the new barrier free parking space shown on the revised site plan.*
8. **Architecture.** The existing building is a brick and siding Queen Anne style single-family residential structure. The applicant is proposing improving the Main Street façade by replacing the small porch with a pitched roof, with a porch that spans the full width of the dwelling. The porch is supported by columns and has a new pitched roof to match the existing style. A new ramp with railing is also to be constructed. The proposed changes maintain the residential appearance of the structure and enhance it. Colored renderings are included on the Cover Sheet CS-1.
9. **Landscaping and Tree Removal.** The proposed improvements to the site result in no tree removal. The plan includes flowers beds on the north side of the handicap parking space to screen it from



Ferndale, along the north foundation wall and on the east side of new sidewalk in front of the building. The flower beds are to be planted with a perennial flowering shrubs.

10. **Signage.** The site plan notes a proposed monument sign at the northeast corner of the site located outside the clear vision triangle area. *The applicant is aware City Administration review of sign size, height and design are required prior to installation.*

RECOMMENDATION

The proposal calls for the adaptive reuse of an existing structure that has frontage onto a major thoroughfare. The applicants' proposed use and improvements would still maintain the overall residential character of the site. Therefore, we recommend that the Planning Commission grant site plan approval for the proposed office use to be located at 1129 N. Main Street subject to approval of all signage by City Administration prior to installation.

Respectfully,

McKENNA

Ms. Vidya Krishnan
Senior Principal Planner

Cc: Jeremy Peckens
Nik Banda
Jeff Kragt
Rose McKinney



City of Rochester

Todd A. Sterling
1129 N. Main St. 2
Rochester MI
48307

400 Sixth Street
Rochester, MI 48307
P: (248) 651-9061
F: (248) 651-2624
www.rochestermi.org

PLANNING COMMISSION SITE PLAN PROCEDURE GUIDE

The Rochester Zoning Ordinance requires site plan approval in a number of situations. This Procedure Guide is intended to assist you in processing a site plan. This guide does not replace nor supersede any provisions of the Zoning Ordinance or any other Code of Ordinance of the City. It is recommended that you obtain a copy of the Zoning Ordinance, as amended. The attached form must be submitted with your request for site plan review.

The Planning Commission will examine the impact of the proposed development on adjoining and nearby properties, persons and activities and will, therefore, be interested in the configuration of the new structures, durability and standards of design. The site plan submittal shall accurately depict the location, height, mass of buildings, grading plans and typical elevations and all other data required by Article 27 of the Zoning Ordinance. Site plans deemed to be incomplete may be returned by the city without placing them on the Planning Commission agenda or the Planning Commission may table (postpone) the site plan review without discussion. Final building plans are not required as part of the site plan submittal; however, a Building Permit cannot be issued except for the plans that conform to the site plan and final engineering approval. Site plan approval by the City does not include a finding of conformance with deed restrictions. If the site plan involves a need for variance from the Board of Appeals, the site plan should first be submitted to the Planning Commission so that the Board of Appeals may benefit from the findings of the Planning Commission. In such cases, the Planning Commission may, in its discretion, grant a site plan approval conditioned on Board of Appeals action. The Planning Commission may also refer the matter to the Board of Appeals without taking action on the proposed site plan.

DEADLINES

- Site plan submittals must be received by the Permit Coordinator no later than 4:00 p.m., four (4) weeks prior to the next regular meeting of the Planning Commission.
- On items that have been previously considered by the Planning Commission, the revised submittals must be submitted to the Permit Coordinator no later than 4:00 p.m., three (3) weeks prior to the next regular meeting of the Planning Commission.
- The city will review the submitted documents and inform the applicant when it will be on the schedule for Planning Commission consideration. There are no set timelines for submittals, as they are dependent on thoroughness of the submitted documents and any revisions that are needed.

Note: The Planning Commission normally meets the first Monday of each month at 7:00 p.m. in the Municipal Building, 400 Sixth Street. Please check the city website for the date of each meeting.

REQUIREMENTS

- Provide all required documentation and appropriate fee(s) to the Permit Coordinator at Jpeckens@rochestermi.org
- Provide 1 DIGITAL (flash drive) & 9 COPIES of the blueprint drawings of the site plan (pre-folded to ¼ size with the blueprint seal on the outside), including the completed application, any correspondence & written supporting documents.

- Provide a check payable to the City of Rochester for the site plan/special exception/special project/rezoning submittal fee (see page 2 for appropriate fee amounts).

APPEARANCE IS REQUIRED:

APPLICANT OR A REPRESENTATIVE FOR THE APPLICANT MUST ATTEND THE PLANNING COMMISSION MEETING IN ORDER TO ANSWER ANY QUESTIONS BY THE COMMISSION MEMBERS. FAILURE OF THE APPLICANT OR APPLICANT REPRESENTATIVE TO ATTEND THE PLANNING COMMISSION MEETING MAY RESULT IN TABLING CONSIDERATION OF THE SITE PLAN OR DENIAL OF THE SITE PLAN.

SCHEDULE OF FEES:

Until all applicable fees have been paid in full, no action shall be taken on any application or appeal. The schedule of fees shall be as follows:

APPLICATION FOR:	FEE:
ZONING BOARD OF APPEALS	\$400
Administrative Processing Fee	\$100
Special Planning Commission Meeting	\$1500
REZONING APPLICATION	
Administrative Processing Fee	\$100
Rezoning Application, less than one acre	\$750
Rezoning Application, more than one acre	\$50 per additional each
SITE PLAN APPLICATION	
Administrative Processing Fee	\$100
Site Plan Review, less than one acre	\$1,250 first review, \$500 each review, thereafter, subject to \$500 resubmittal fee.
Site Plan Review, more than one acre	\$1,250 for 1st acre + \$50 per each additional acre, each review, thereafter, subject to \$500 resubmittal fee.
CONDOMINIUM PLAN APPLICATION	
Administrative Processing Fee	\$100
Condo Project Application, less than one acre	\$1,000 first review. Each review, thereafter, subject to \$500 resubmittal fee.
Condo Project Application, more than one acre	\$1,000 first review + \$50 per each additional acre, each review, thereafter, subject to \$500 resubmittal fee.

OTHER	
Special Exception Hearing Application	\$500
Special Project Application within a Potential Intensity Change Area (PICA)	\$500
Community / Traffic Impact Study Review	As billed by City Consultant

In addition to the aforementioned fees, the applicant shall be responsible for all necessary engineering costs incurred by the City in processing applications for rezoning and/or site plan approval. A cash deposit (as determined by Administration) shall be deposited by the applicant with the City before any such engineering costs are incurred. Thereafter, all engineering costs shall be deducted from said deposit as incurred from time to time. In the event that said deposit shall be insufficient to cover all such engineering costs, the applicant shall be required to deposit additional sums as determined by the City to be necessary to completely recover the remainder of said engineering costs prior to the continuation of such engineering services. An applicant's failure to deposit such additional sums shall result in a cessation of further engineering services or building inspections by the City and may constitute an abandonment of the application. Upon completion or abandonment, as provided for below, all remaining deposits on hand shall be refunded to the applicant.

Inactivity on the part of an applicant for a period of ninety (90) days or longer in the processing of a rezoning request and/or a site plan approval request, shall be deemed an abandonment of the application requiring submission of a new application and repayment of the above fees, unless prior approval of the applicable board or commission is obtained for a longer period of delay due to extenuating circumstances.

PLANNING COMMISSION - APPLICATION FOR APPROVAL OF SITE PLAN/SPECIAL EXCEPTION/SPECIAL PROJECT

Return to Permit Coordinator with check & required documents listed on page 1

Date Filed : 10/09/2025 Amount of Review Fee Paid : \$ 1350

Approval of the site plan is hereby requested for the following parcel of land in the City of Rochester. This application is submitted with the required number of copies of the site plan and payment of the appropriate review fee. The checklist below has been completed to certify the data contained on the site plan. If the required data is not reflected in the site plan, the appropriate box has been checked and a detailed statement is attached explaining why the data is not provided. I understand that if my site plan is deemed to be incomplete, it may be returned by the city without being placed on the Planning Commission agenda or the Planning Commission my table (postpone) the site plan without discussion. By signing this application, the undersigned hereby grants full authority to the City of Rochester, its agents, employees, representatives and/or appointees to enter upon the undersigned lands and properties for the purpose of inspection and examination incidental hereto.

PROJECT COORDINATOR'S NAME: Todd A Sterling

PROJECT COORDINATOR'S E-MAIL ADDRESS:

Todd@sterlingwealthsolutions.com

PROJECT COORDINATOR'S PRIMARY PHONE NUMBER:

310-345-7028

1. Name of proposed development:

Sterling Wealth Solutions

2. Location of property: West side of Main St. Road, between

Tienken and
W. University Roads.

3. Street address:

1129 N. Main St.

4. The property is presently zoned as:

O-2 Restricted Office

5. The total site area is

0.33 acres(s).

6. Portion of total site being developed:

3% - includes porch, ramp and new walkways

7. It is proposed the property will be developed as:

Business - Financial Planning Office

8. A Special Exception is being requested. Yes No.

9. Site Plan - Required Data: Check the appropriate line. If "not provided" line is checked, attach detailed explanation.

PROVIDED	NOT PROVIDED	DESCRIPTION
X		a. Date, including revision.
X		b. Plan scale of 1" equals 10', 1" = 40'
X		c. North arrow.

X		d. Inserted location sketch showing location of subject property in the mile section.
X		e. The seal of one or more of the following: registered architect, registered civil engineer, registered land surveyor, registered landscape architect or registered community planner.
	N/A	f. Existing and proposed grades at all lot corners and catch basins, and at a plan grid interval of not more than fifty (50) feet along all lot lines, road center lines and on the site and beyond for at least fifty (50) feet. Any proposed change of more than twenty-four (24) inches in the existing grade shall require specific approval by the Planning Commission as part of a site plan. Highlight any grade changes in excess of 24".
	X	g. Existing building(s) and street(s) on site and within one hundred (100) feet of site.
X		h. Center line and existing and proposed right-of-way lines of all streets and roads on property or adjoining roads or streets.
X		i. Boundaries of subject property including distances and bearings.
X		j. Proposed buildings and structures on property, including off street parking; walkways, walls, carports and trash receptacles; dimensions of improvements; and acceleration, deceleration and passing lanes, designation of fire lanes and/or other areas in which parking will be prohibited.
	N/A	k. Any proposed sidewalks or walkways within the right-of-way of adjoining roads or streets.
X		l. Sufficient information describing the proposed use and occupancy of the premises to ascertain compliance with the use of regulations of the district.
X		m. As applicable, number of dwelling units, number of bedrooms, number of off-street parking spaces per dwelling unit and per bedroom, percentage of land covered by buildings, total and usable floor areas for purposes of determining off-street parking requirements.
X		n. Landscape plan including tree inventory. (Section 2800).
X		o. Description of utilities including storm drainage; sewage disposal; electrical distribution; telephone and/or television system; natural gas distribution; exterior lighting; water distribution and source; fire hydrant locations; proposed method of solid waste storage, collection and disposal.
X		p. The cover letter, signed by the owner and prospective developer holding an equitable interest in the property, shall include legal description and acreage of property; existing zoning classification and proposed zoning classification, if different; general description or proposed development; and estimation of timetable of development.

Detailed Explanations for those marked as "not provided":

F: Grade at all lot corners is unchanging. No grade changes in excess of 24".

G: Lots within 100' of site are either vacant parcels, parking lots or residential across an alleyway.

K: Proposed sidewalks are not within the right of way.

X		<p>q. The site plan shall be accompanied by architectural sketches showing the proposed building elevations and maximum heights. The site plan package shall also include architectural sketches showing the relationships of the subject building to buildings located to the rear.</p> <p style="padding-left: 40px;">1) Clearly demonstrate the impact of the proposed building height and bulk on neighboring buildings with "model", color photo or video display.</p>
X		<p>r. As applicable, the site plan submittal shall be accompanied by an application form, furnished by the Administrative Office, for rezoning.</p>
X		<p>s. Exterior lighting plan and design, with photometrics.</p>

10. Present

landowner:

Todd A Sterling

E-MAIL: Todd@sterlingwealthsolutions.com

Address: 1129 N Main St

City: Rochester Hills State: MI Zip: 48307 Phone: 310-345-7028

11. Firm or individual requesting site plan approval:

Sterling Wealth Solutions

E-MAIL: Todd@sterlingwealthsolutions.com

Address: 1129 N Main St

City: Rochester Hills State: MI Zip: 48307 Phone: 3103457028

Signature  of Applicant

Print Name Todd A Sterling Date 10/09/2025

November 17, 2025

Rochester Planning Commission
400 Elm Street, Rochester, MI 48307

RE: 1129 N Main Street

Hello members of the Commission,

Per Vidya's request and recommendation, I'm submitting this information regarding parking at 1129 N Main Street.

After our zoom meeting Vidya, Jeremy, Jenna Campbell of Oak Street Design and myself on November 11th, we agreed to a plan for parking based on your approval.

My business is in large part remote since half of my clientele is in Southern California. Usually, I see no more than one or two clients per day on any given day and most days I don't see any in the office at all. I have two part time assistants that work 3 days a week from 10am to 3pm, Tuesday, Wednesday, and Thursday. I'm in the office Monday through Friday by market open at 9:30 and usually leave by 4:30 pm. One of my assistants and I will utilize the two parking spaces in the garage, one space is available in the driveway for my other assistant, and the remaining space is available for clients. The parking spaces that I currently have, per Vidya's opinion are sufficient for my needs and the established planning requirements with the exception one handicap parking space. This space is in the new plan and was designed as a collaborative effort by all of us on the zoom meeting.

Vidya brought up the following information during our meeting as clarification:

- The planning commission has discretion to modify parking standards when an applicant demonstrates the spaces are not needed.

- A condition can be added stating that if the building use changes to a more intensive office use requiring additional parking, the new user will be required to provide the necessary spaces on site. Meaning if the property is sold, you as the commission can require additional parking in the future.

Thanks for your consideration, your time and your expertise. We're all looking forward to getting started implementing the new plan!

Sincerely,

Todd A. Sterling

Financial Advisor, Sterling Wealth Solutions, PLLC

1129 N Main St.

Rochester, MI 48307

Office: 248.923.2083 Fax: 248.923.3457

Cell: 310.345.7028 For Voice Calls Only

*Text: 248.453.7100 For **ALL Business Related Texts***

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<https://www.joincambridge.com/investors/cambridge-disclosures/form-crs/>

Sterling Wealth Solutions

1129 N. Main St.
Rochester, MI 48307

Zoning Classification
O-2- RESTRICTED OFFICE
Proposed Building Use
BUSINESS

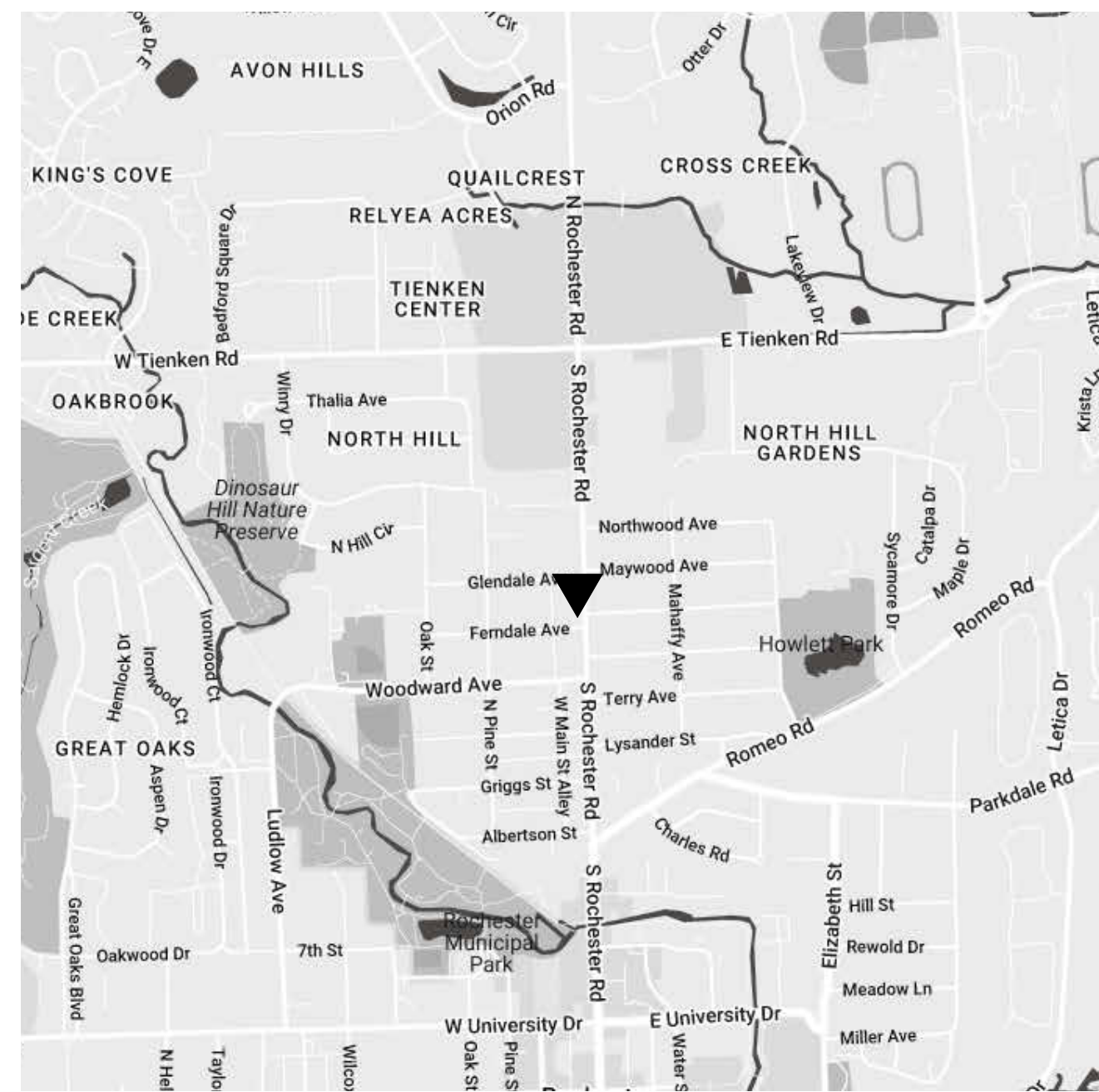
Gross Square Footage
LOWER LEVEL - UNFINISHED = 960 SF
MAIN LEVEL - OFFICE = 1,064 SF
SECOND LEVEL - OFFICE = 551 SF
TOTAL SF = 2,575 SF
TOTAL OFFICE SF = 1,615 SF

Parking Requirements
OFFICE SF = 1,615 SF
REQUIRED PARKING = 6.46 SPACES
REQUIRED PARKING = 6.46 SPACES

Lot Coverage (Existing)
LOT SIZE = 14,550 SF
LOT COVERAGE = 1,768 SF
LOT COVERAGE = 12%

Occupancy
OFFICE SF = 1,594 SF
BUSINESS OCC. LOAD = 100 SF
MAX. OCCUPANCY = 15 OCCUPANTS

Lot Coverage (Proposed)
LOT SIZE = 14,550 SF
LOT COVERAGE = 1,918 SF
LOT COVERAGE = 13%



3D Massing - Northeast View



3D Massing - Southeast View

OakStreet
DESIGN

1135 N. Oak St.
Rochester, MI 48307
jenna@oakstreetdesign.com
Phone: (248) 891-1629

Contractor Address
City, State XXXXX
Contractor Email
Contractor Phone Number

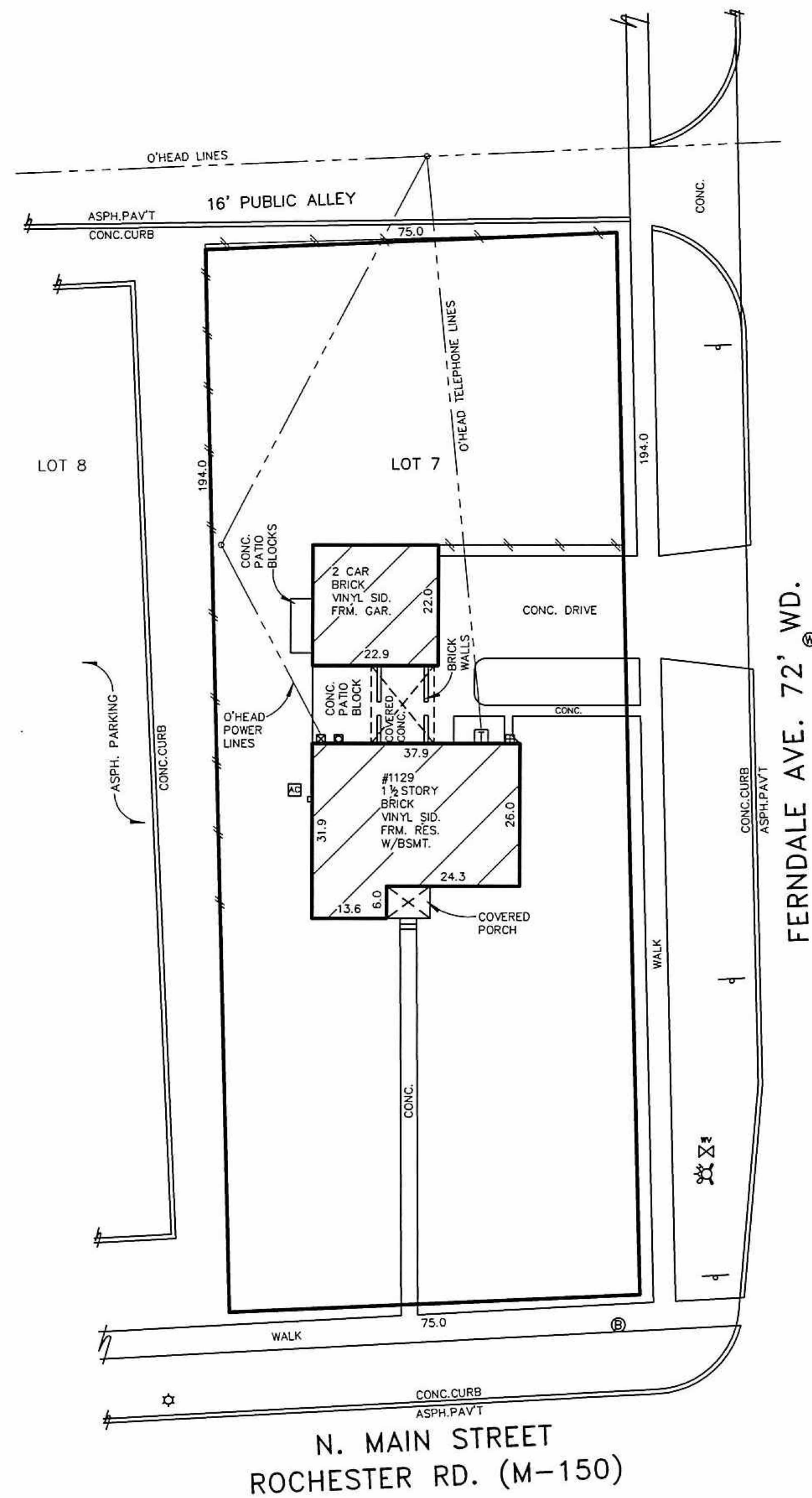
Contractor Information

Sterling Wealth Solutions
1129 N. Main St. | Rochester, MI 48307

PLANNING MTG. 11/3/2025
REVISION 12/11/2025

COVER SHEET

CS-1



CERTIFIED TO: FIRST AMERICAN TITLE INSURANCE COMPANY

APPLICANT: TODD A. STERLING

PROPERTY DESCRIPTION:

Lot 7; WOODWARD HEIGHTS, a Sub-division of part of the N.E. 1/4 of Section 10, Village of Rochester (now City of Rochester), Oakland County, Michigan, as recorded in Liber 23 of Plots, Page 30 of Oakland County Records.

LEGEND

- ⊠ ELECTRIC METER
- ⊡ WATER METER
- ⊞ TELEPHONE BOX
- ⊞ GAS METER
- ⊞ LIGHTPOST/LAMP POST
- ⊞ BELL SYSTEMS MANHOLE
- ⊞ SANITARY MANHOLE
- ⊞ FIRE HYDRANT
- ⊞ WATER VALVE
- ⊞ WATER GATE MANHOLE
- ⊞ SINGLE POST SIGN

We certify to First American Title Insurance Company that we have inspected the property as shown (the "property") for purposes of a purchase to be received by Todd A. Sterling from the Bank and further certify that: (i) buildings, improvements, and parking area are located on the Property as shown; (ii) locations for all existing buildings, improvements, and parking area are within the boundaries of the Property and do not encroach on any adjoining property, nor do the building, improvements or parking areas on any adjoining property encroach upon the Property; (iii) all easements, rights-of-way and other similar encumbrances creating rights in, on, over, under, across or through the Property, or benefiting or burdening the Property, are noted and located on the survey and are identified by Liber and Page of recording of the instruments creating them (as taken from First American Title Insurance Company, Commitment No. 1026430 (Dated 2/19/2025). Kem-Tec & Associates makes no guarantee of any non-recorded easements, rights-of-way or encumbrances which would not shown on a title search.

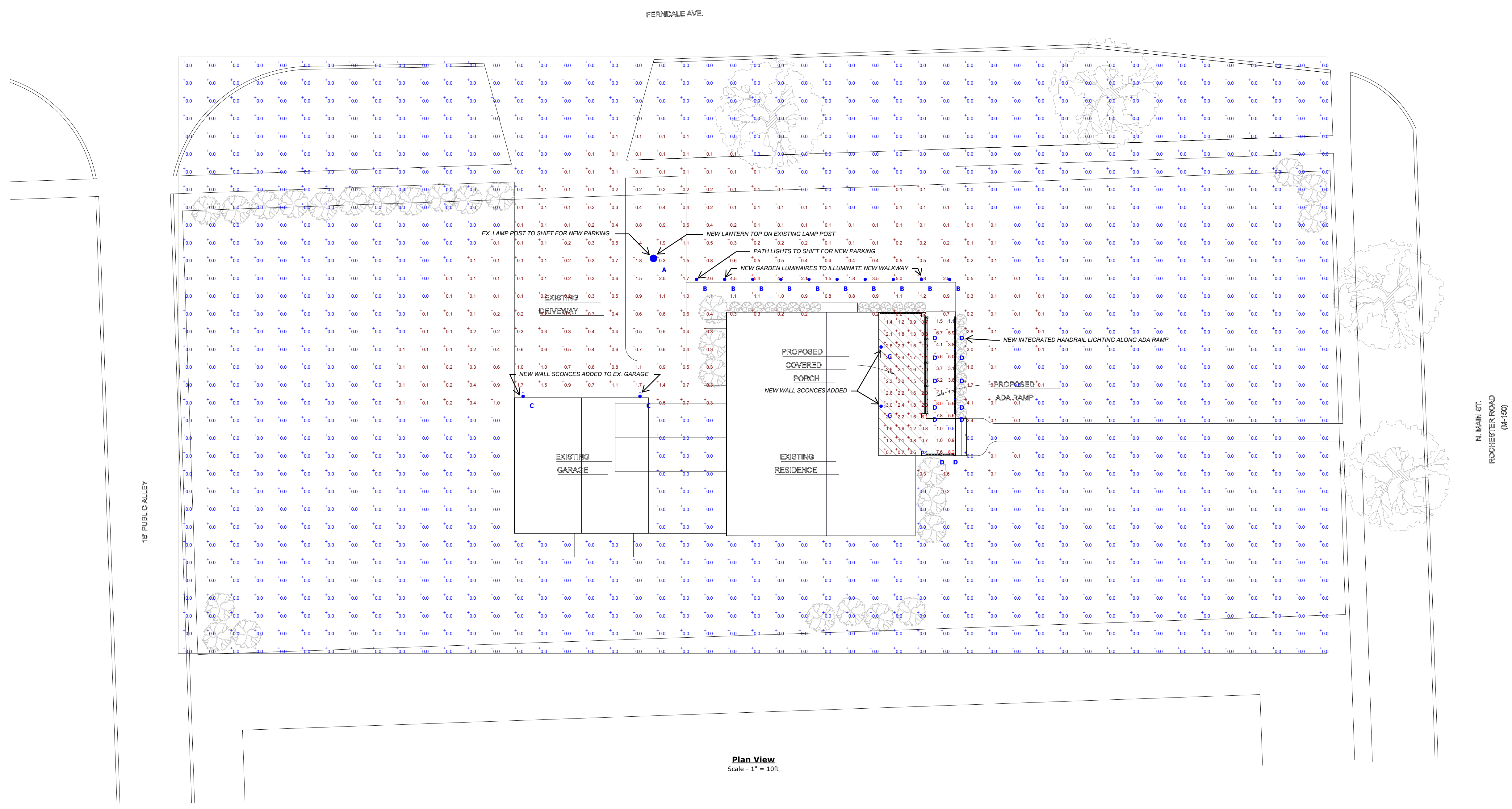


ANTHONY T. SYCKO, JR.
PROFESSIONAL SURVEYOR No. 47976
THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

KEM-TEC PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
A GROUP OF COMPANIES
Eastpointe Detroit Ann Arbor Grand Blanc
(800) 265.7222 (313) 758.0677 (734) 994.0888 (888) 694.0001
FAX: (586) 772.4048 FAX: (586) 772.4048 FAX: (734) 994.0687 FAX: (810) 694.9955
www.kemtecgroupprofessionals.com

PREPARED FOR: FIRST AMERICAN TITLE INSURANCE COMPANY
DATE: 3/19/2025 JOB #: 25-00522
SCALE: 1"=20' REV.:
DRW. BY: TJB REV.:

Sheet Index		DRAWING INDEX KEY:	ISSUED FOR:
No.	Title	<input type="checkbox"/> NOT ISSUED <input type="checkbox"/> PREVIOUSLY ISSUED <input checked="" type="checkbox"/> ISSUED <input checked="" type="checkbox"/> REFERENCED	11/2025 PLANNING/MTG. 12/2025 PLANNING/MTG. REV.
CS-1	COVER SHEET		
PII-101	PHOTOMETRIC PLAN		
PII-102	PHOTOMETRIC PLAN		
A-1	SITE PLAN & LANDSCAPING		
A-2	EXISTING FLOOR PLANS & ELEVATIONS		
A-3	PROPOSED FLOOR PLANS		
A-4	PROPOSED ELEVATIONS		



Plan View
 Scale - 1" = 10ft

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall	+	0.1 fc	5.4 fc	0.0 fc	N/A	N/A
Porch	+	1.7 fc	6.1 fc	0.4 fc	15.3:1	4.3:1
Ramp	+	4.5 fc	8.0 fc	1.1 fc	7.3:1	4.1:1
Ramp Landing	+	3.2 fc	8.2 fc	0.5 fc	16.4:1	6.4:1

Schedule								
Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
	A	1	Visual Comfort	8254EN3-68	One Light Outdoor Post Lantern	879	0.9	9.5W
	B	10	Bega	B55030	Garden Luminaire With Earth Spike	245	0.9	2.5W
	C	4	Visual Comfort	8753-34	One Light Outdoor Wall Lantern, Sconce	879	0.9	9.5W
	D	12	Wagner	LULF30K705	R&B Wagner - Hand rail light. Product ID: LULF30K705 One LED	94	0.9	1.95W

General Note

- SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Alternates Note

THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Drawing Note

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Ordering Note

FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705

Mounting Height Note

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Garden luminaire with earth spike - Unshielded - 12V AC

BEGA

Application
Accent luminaires for the private home and garden. These unshielded luminaires create a pleasant light effect and are provided with an earth spike for flexible installation as design parameters change over time. Low voltage magnetic transformer required for operation.

Materials
Hand-blown three-ply opal glass
High temperature silicone gasket
Composite installation housing
NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 2.6 lbs.
Electrical
Operating voltage 12VAC
Minimum start temperature -40°C
LED module wattage 1.9W
System wattage 2.5W
Controllability Non-Dimming
Color rendering index Ra > 80
Luminaire lumens 245 lm
LED service life (L70) 80000hrs

LED color temperature
4000K (K4)
3500K (K3S)
3000K (K3)
2700K (K27)

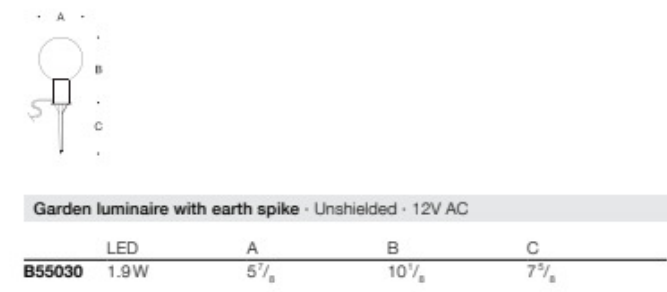
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
Synthetic housing provided in standard BEGA Graphite. Custom colors not available.

Type:
BEGA Product:
Project:
Modified:

Available options
AMB Amber LED

Available accessories
BS36 Low voltage magnetic transformer - 300W
See individual accessory spec sheet for details.



BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, technical data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com. Updated 08/12/23 © copyright BEGA 2023

VISUAL COMFORT & Co.

8254EN3-68: One Light Outdoor Post Lantern



Dimensions:
Diameter: 14.0"
Height: 15.0"
Weight: 2.9 lbs.
Wire: 6.5" (color:Black/White)
Watts: 9
Lumens: 800
Bulb Temp: 3000 °K

Bulbs:
1 - LEDMedium A19 9.0w Max. 120v included
Features:
• LED Bulbs are an efficient, versatile and durable light source that deliver exceptional performance.
• Fixture includes plug for easy plug-in installation
• Meets Title 24 energy efficiency standards
• Title 24 compliant when used with included Joint Appendix (JA8) approved lamp.

Material List:
1 Body - Polycarbonate - Black

Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
English (HC-438)
French (F-013)

Collection: Outdoor Globe
Large Outdoor Lantern Top with Black Finish and White Acrylic Ball Diffuser.

Outdoor lantern top with black finish and white acrylic ball diffuser. Fits 3" Outdoor Post (Sold Separately).

Featured in the decorative Outdoor Globe collection

1 A19 Medium 9.3 watt light bulb

Fixture is supplied with 1 light bulb

white plastic acrylic diffuser

ENERGY STAR® Qualified

UPC #:785652065262

Finish: White Plastic (68)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Filter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Diffuser	Acrylic	White Plastic	1									

Replacement Bulb Data:

Product #	Type	Base	Watts	Watts Consumed	Volts	Hours	Lumens	Temp (°K)	CRI
-----------	------	------	-------	----------------	-------	-------	--------	-----------	-----

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8254EN3-68	1	785652065262	14.25	14.18	14.5	1.7	3.5	0	Yes
Master Pack	8254EN3-68	0	10785652065269							No
NJ Pallet		45		48.0	40.0	68.3	75.89	126.0		No
NV Pallet		45		48.0	40.0	68.3	75.89	126.0		No

Visual Comfort & Co. reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Visual Comfort & Co. in compliance with U.S. copyright and patent requirements, notification is hereby presented in this form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Visual Comfort & Co.

VISUAL COMFORT & Co.

8753-34: One Light Outdoor Wall Lantern



Dimensions:
Width: 6.0"
Height: 7.25"
Weight: 1.1 lbs.
Extends: 7"
Wire: 6.5"
Mounting Proc.: Center Lock-Up
Connection: Mounted To Box

Bulbs:
1 - Medium A19 60.0w Max. 120v not included
Features:
• Easily converts to LED with optional replacement lamps
• Meets Title 24 energy efficiency standards
• Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:
1 Body - Polycarbonate - Black

Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
Trilingual (English, Spanish, and French) (990WE301-875.)

Collection: Outdoor Wall
Black Polycarbonate and White Glass Outdoor Lantern Globe.

Single Light Outdoor Wall Lantern with Black Polycarbonate finish and White Glass globe.

Featured in the decorative Outdoor Wall collection

1 A19 Medium 60 watt light bulb

white glass diffuser

Easily converts to LED with optional replacement lamps

Meets Title 24 energy efficiency standards

UPC #:785652875335

Finish: Black (12)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Filter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Diffuser	Glass	White	1					6.0				

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	4.75	4.5	5.5		2.25	5.0

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8753-34	1	785652875335	10.25	7.25	7.25	0.51	1.5	0	Yes
Master Pack	8753-34	12	10785652875332	24.25	15.5	21.25	4.62	19.45	0	Yes
NJ Pallet		180		48.0	40.0	69.25	76.94	306.0		No
NV Pallet		144		48.0	40.0	78.0	86.67	216.0		No

Visual Comfort & Co. reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Visual Comfort & Co. in compliance with U.S. copyright and patent requirements, notification is hereby presented in this form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Visual Comfort & Co.

LUMENPOD® 16 Another Luminaire® Component for Life Safety and Light

PROJECT NAME: _____
REP AGENCY: _____
APPROX. LINEAR FT: _____

SERVICE OPTIONS: Field Measure Job Site Support System Installation



SCAN QR CODE for technical information, downloads and instructions.

PART NUMBER BUILDER

LULF40K703	LULF	COLOR TEMP	OPTIC	DRIVE CURRENT
EXAMPLE	FIXTURE TYPE			

* Indicates stock, other options may require additional lead-time
LULF- Lumenpod® 16
*27K- 2700 K BLUE- Blue
*30K- 3000 K GREEN- Green
*40K- 4000 K RED- Red
50K- 5000 K AMB- Amber
16- 16" beam
23- 23" beam
44- 44" beam
*70- 70" beam
94- 94" beam
*5- 2.2W @ 500 mA
*3- 1.7W @ 350 mA
Extended life (50,000hr) version requires 600 mA

ELECTRICAL SPECIFICATIONS

24VDC	ETL LISTED WET, IK10, IP67, CE	0-10V INPUT	-40°F TO +120°F
INPUT VOLTAGE	CERTIFICATIONS	DIMMING	OPERATING TEMP
CLASS 2 REQUIRED	5 YEARS	UP TO 116 LM/W LED	80+
DRIVER	WARRANTY	EFFICIENCY	CRI
			WIRE LENGTH

CONSTRUCTION

The Lumenpod's threaded stainless steel body dissipates heat directly into the mounting material. A machined shoulder positions it nearly flush with any diameter hand rail, as well as flat or square stock.

PHOTOMETRICS

70°
70° @ ±25° above nadir
Asymmetric performance can be fine-tuned on fabricated systems by rotating the fixture around the rail diameter. A 25° angle provides superb illumination results in most applications. IES reports to view or download are available by scanning the QR code or visiting our website.

LUMENGEAR™ LED DRIVER & NEMA ENCLOSURE OPTIONS

Wagner offers multiple ETL listed options for both 24VDC power supplies and NEMA enclosures. Quantities and types will be configured based on your specifications and design. Additional specification options are available by request. Not all options apply to all products, please verify compatibility with the factory.

CLASS 2 DRIVERS:

- STD 100W
- DALI, DMX, 0-10V Dimming Protocols
- Multiple Wattages
- Made in USA Units Available

NEMA ENCLOSURES:

- 4x - Polycarbonate, Painted Steel or Stainless Steel
- LUMENPOST™: Integrated 100W, 0-10V DIM

Specifications may change without prior notice, verify data at time of order, all rights reserved

@wagnercompanies

Page 2 of 2

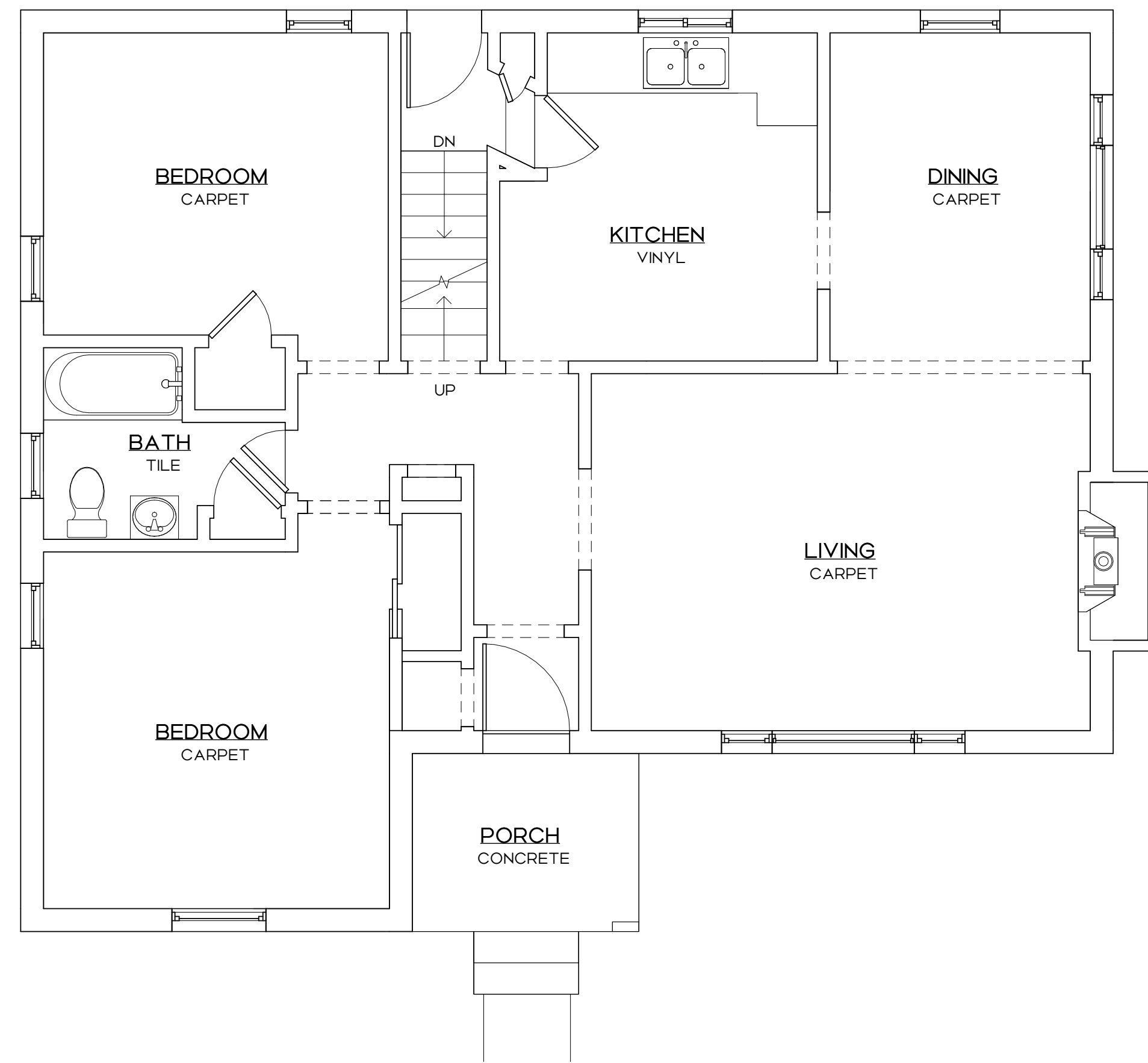
WAGNER
wagner.com
888-243-6914 // rf1@mail.wagner.com
10600 West Brown Deer Road // Milwaukee, WI 53224, USA

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WagnerCompanies.com
LULF SUBM RB

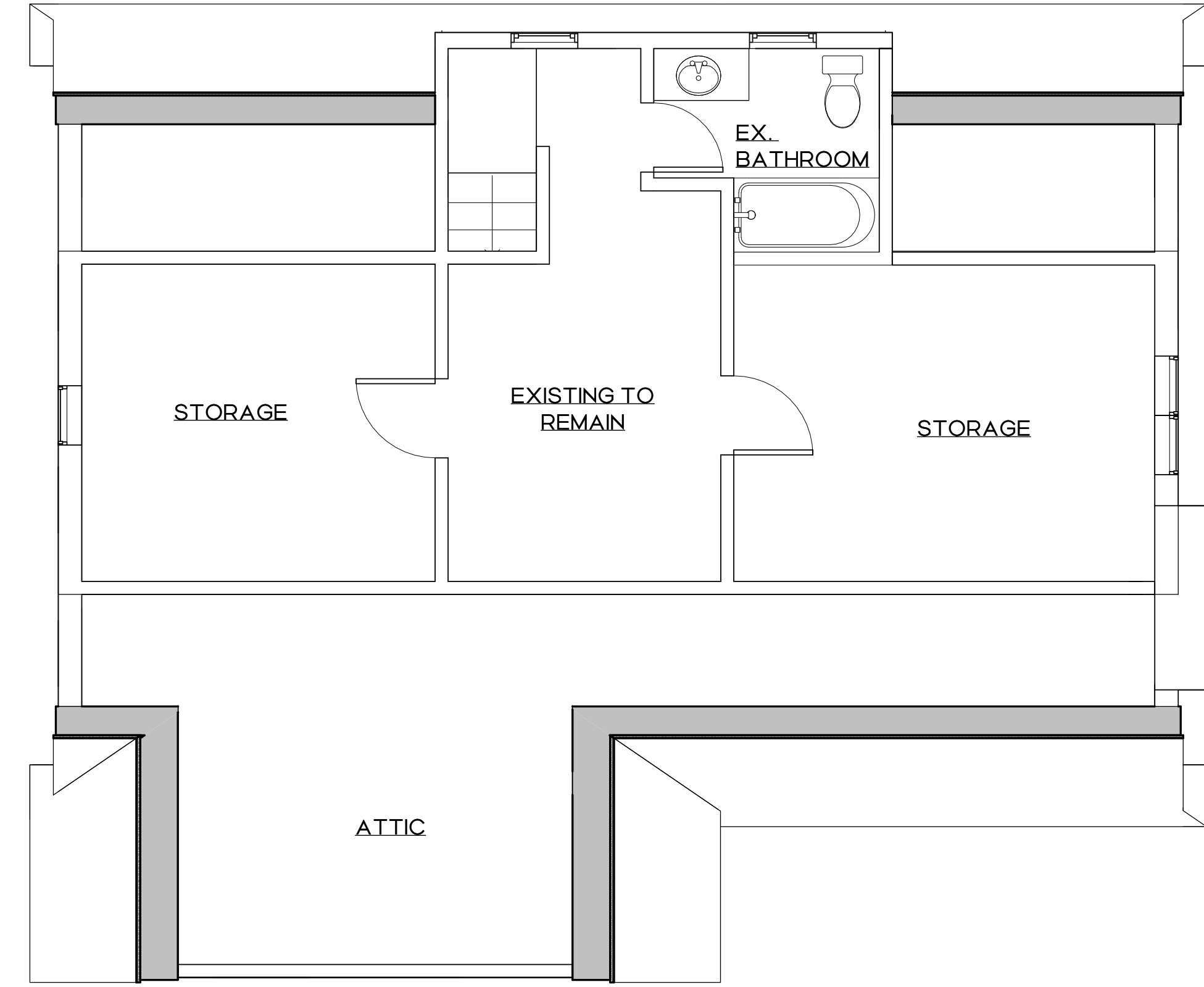


1120 N. MAIN ST. - ROCHESTER
PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

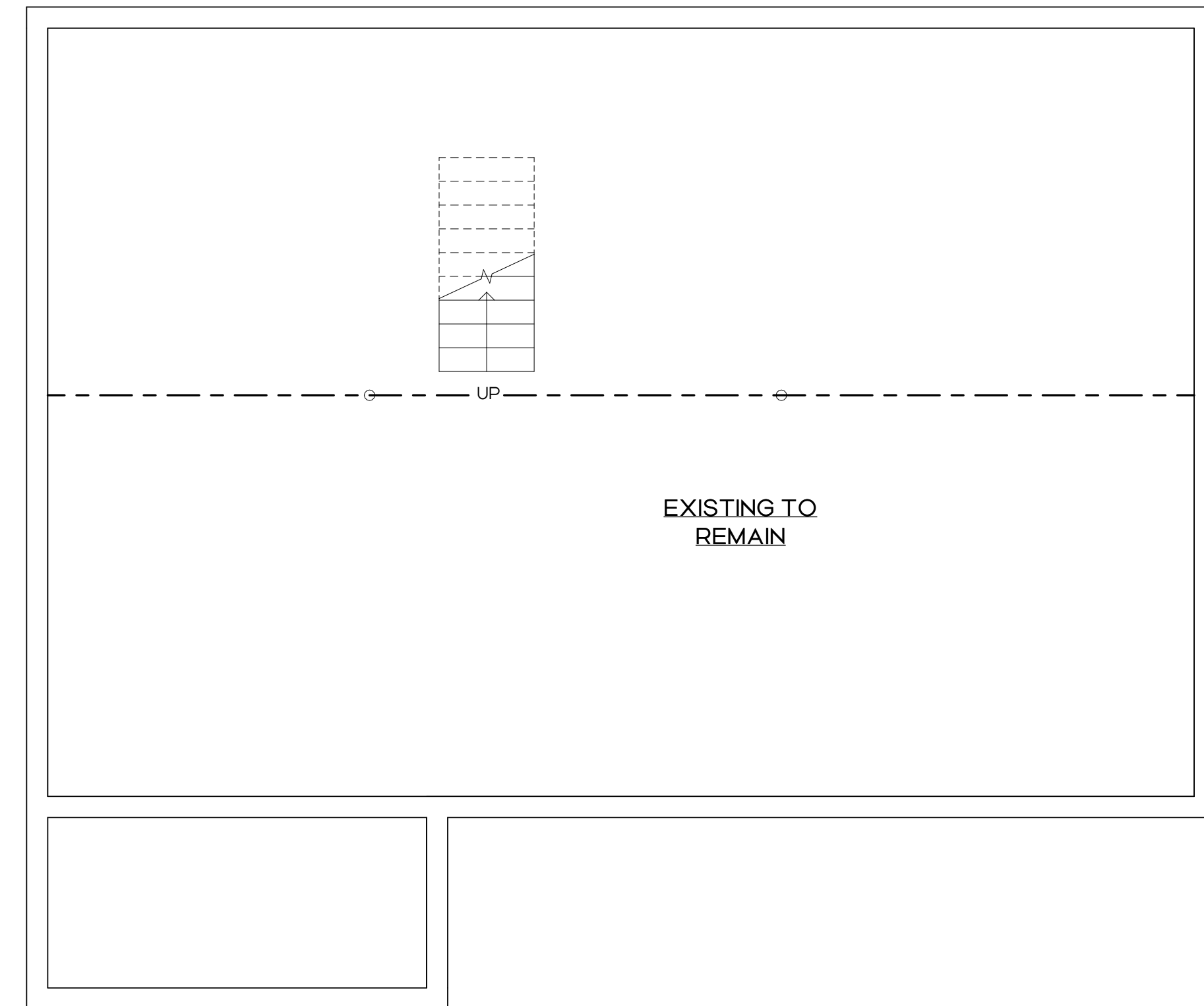
Designer
KS
Date
10/08/2025
Scale
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Drawing No.
#25-49440_V2



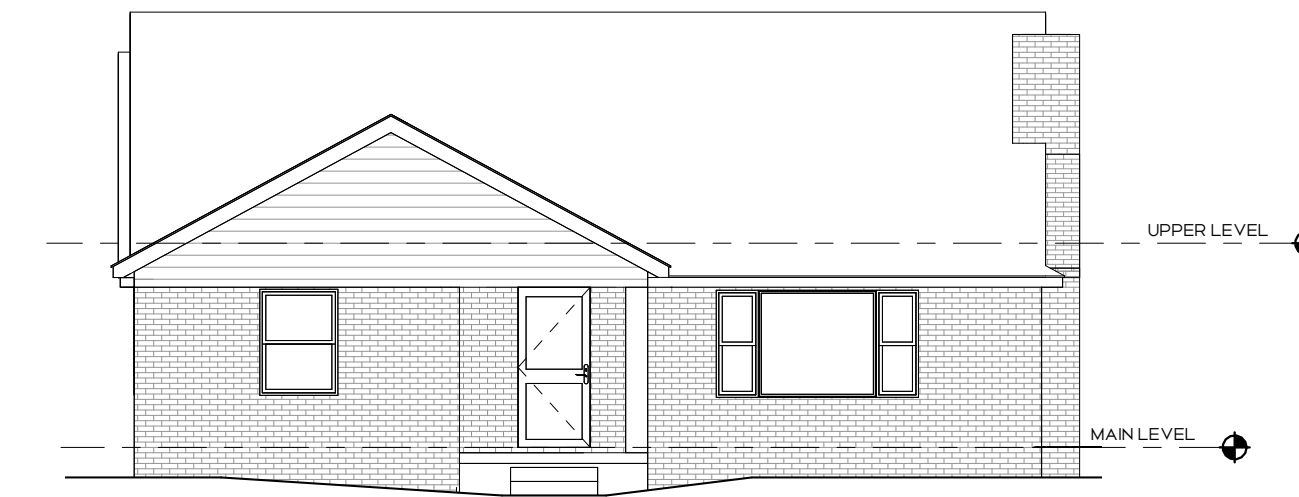
Existing Main Level Plan
1/4" = 1'-0"



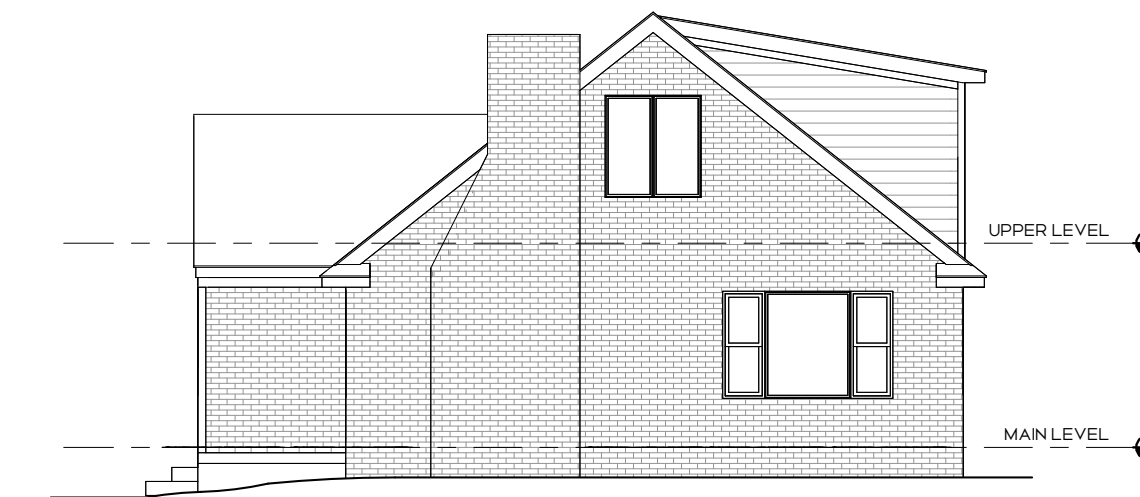
Existing Upper Level Plan
1/4" = 1'-0"



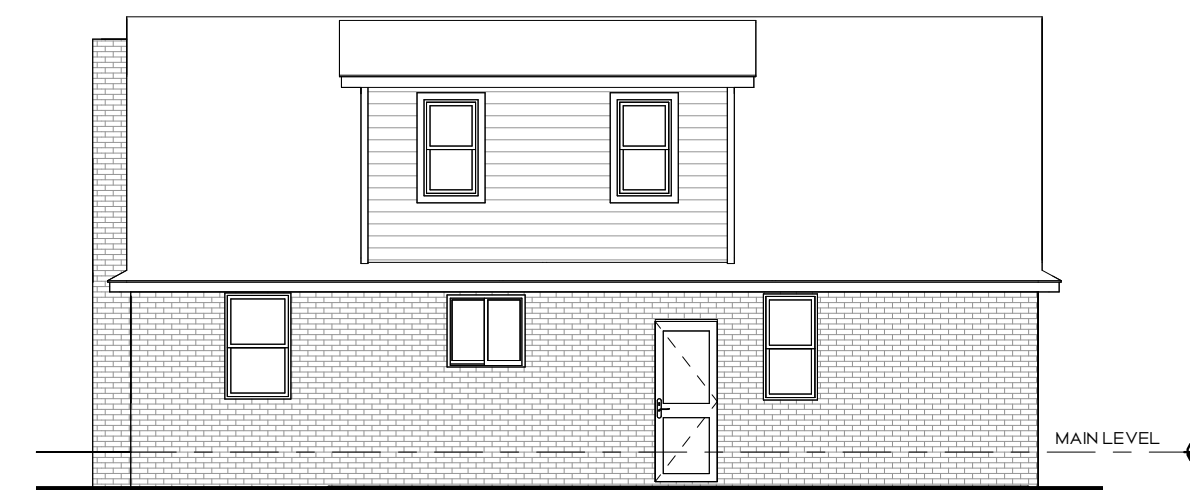
Existing Lower Level Plan
1/4" = 1'-0"



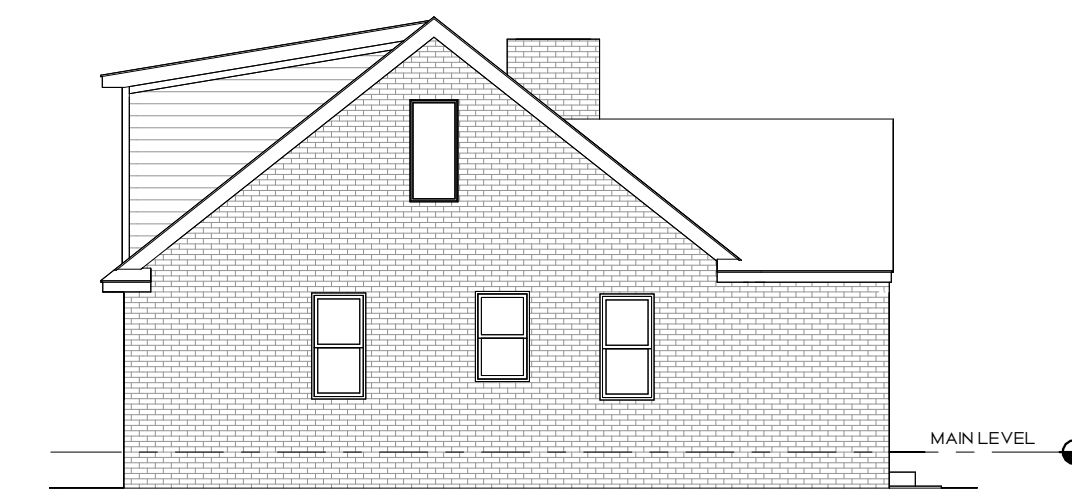
Existing East Elevation
1/8" = 1'-0"



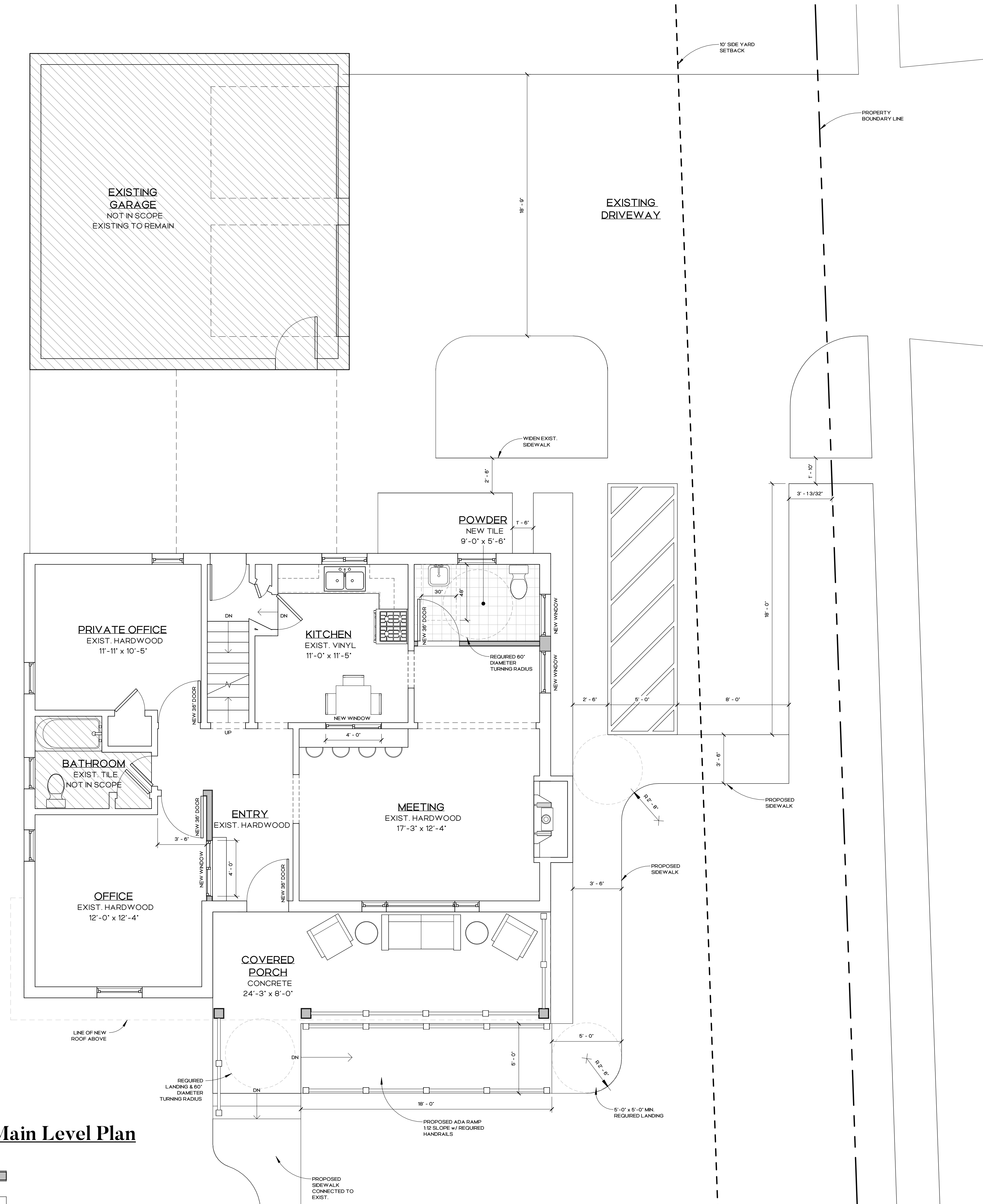
Existing North Elevation
1/8" = 1'-0"



Existing West Elevation
1/8" = 1'-0"



Existing South Elevation
1/8" = 1'-0"



Proposed Main Level Plan
1/4" = 1'-0"

NEW WALL
EXISTING WALL

OakStreet
DESIGN

1135 N. Oak St.
Rochester, MI 48307
jenna@oakstreetdesign.com
Phone: (248) 891-1629

Contractor Address
City, State XXXXX
Contractor Email
Contractor Phone Number

Contractor Information

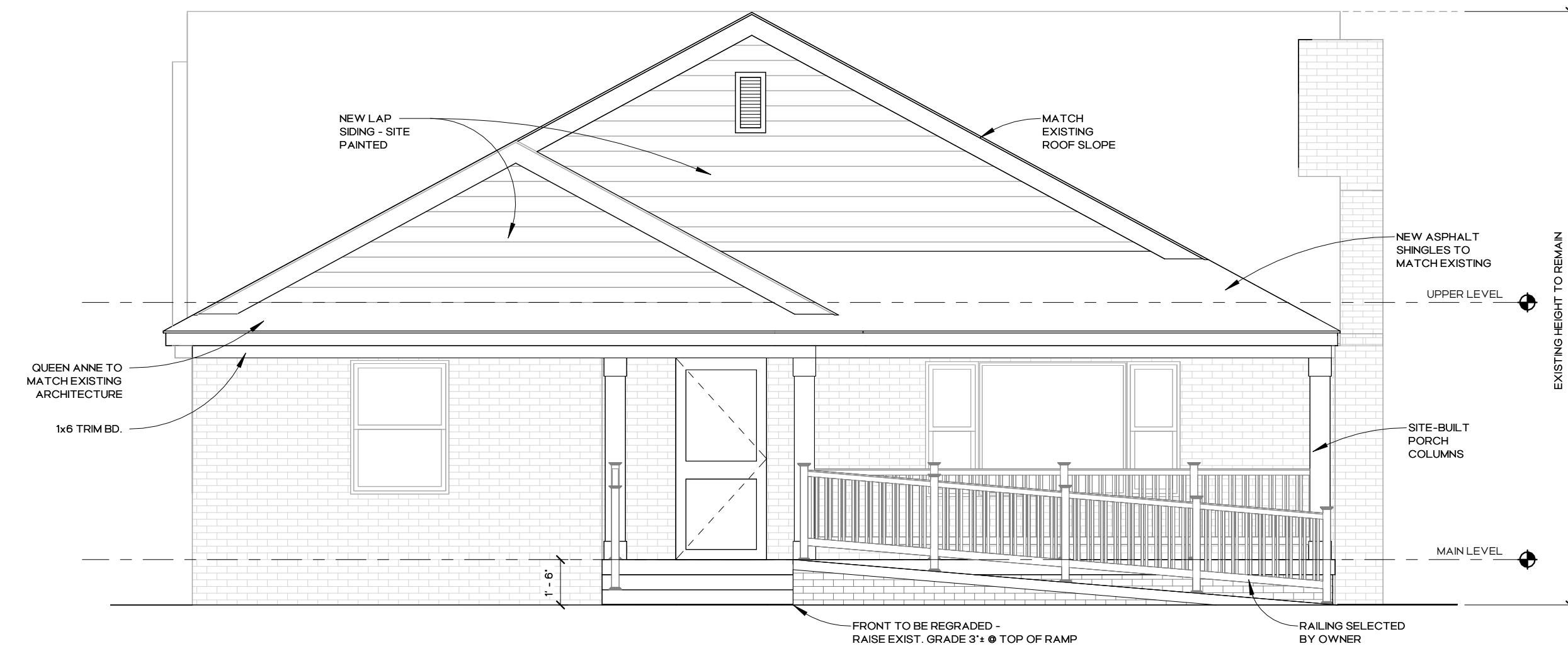
Sterling Wealth Solutions

1129 N. Main St. | Rochester, MI 48307

PLANNING MTG. 11/3/2025
REVISION - 12/1/2025

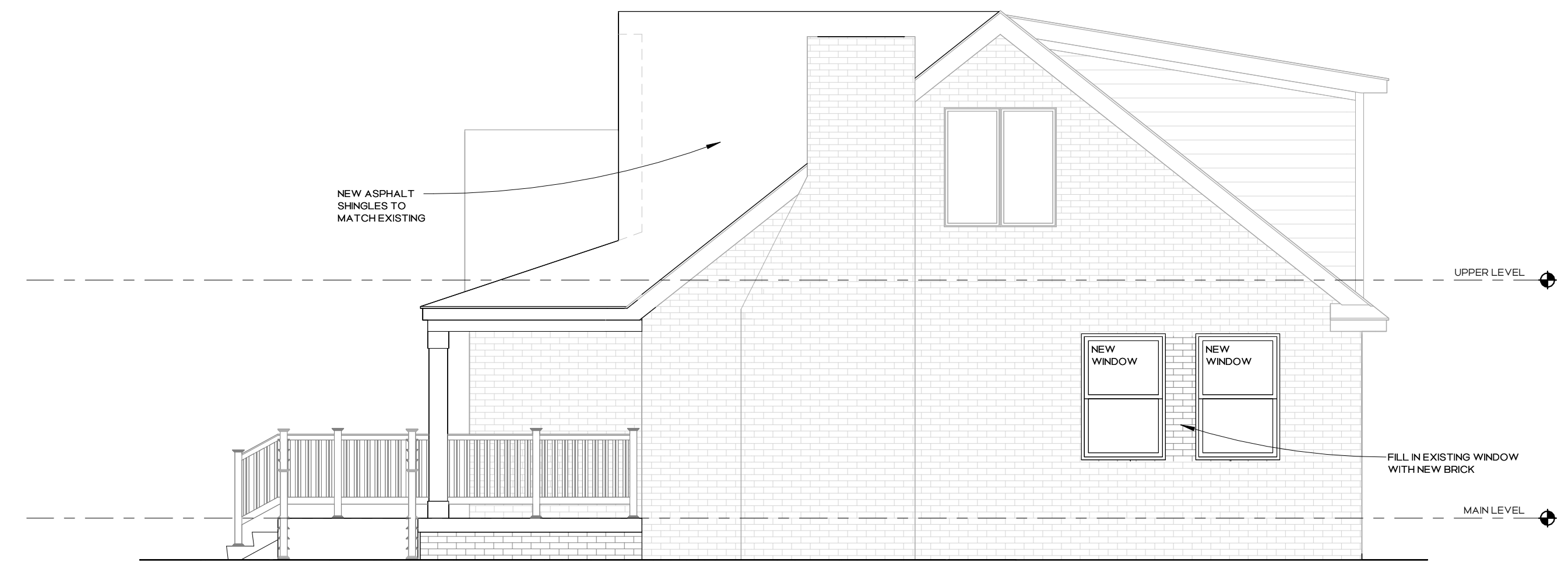
PROPOSED FLOOR PLANS

A-3



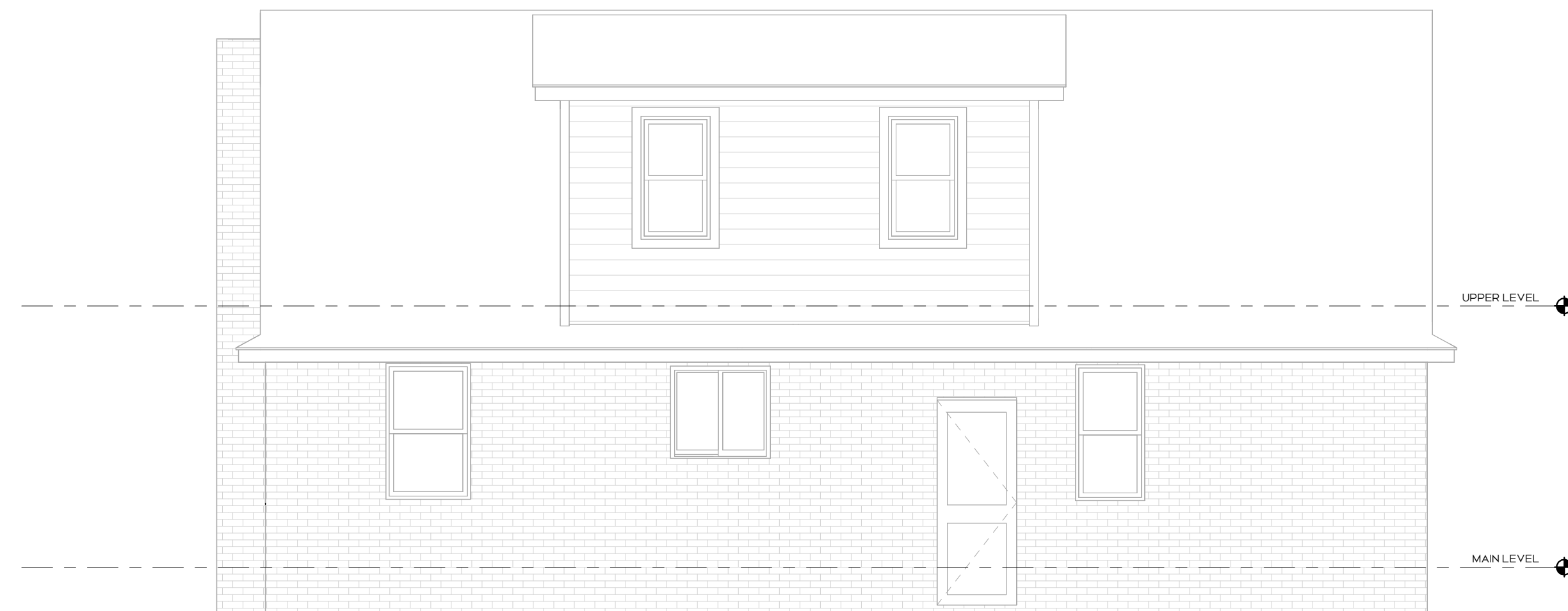
Proposed East Elevation

1/4" = 1'-0"



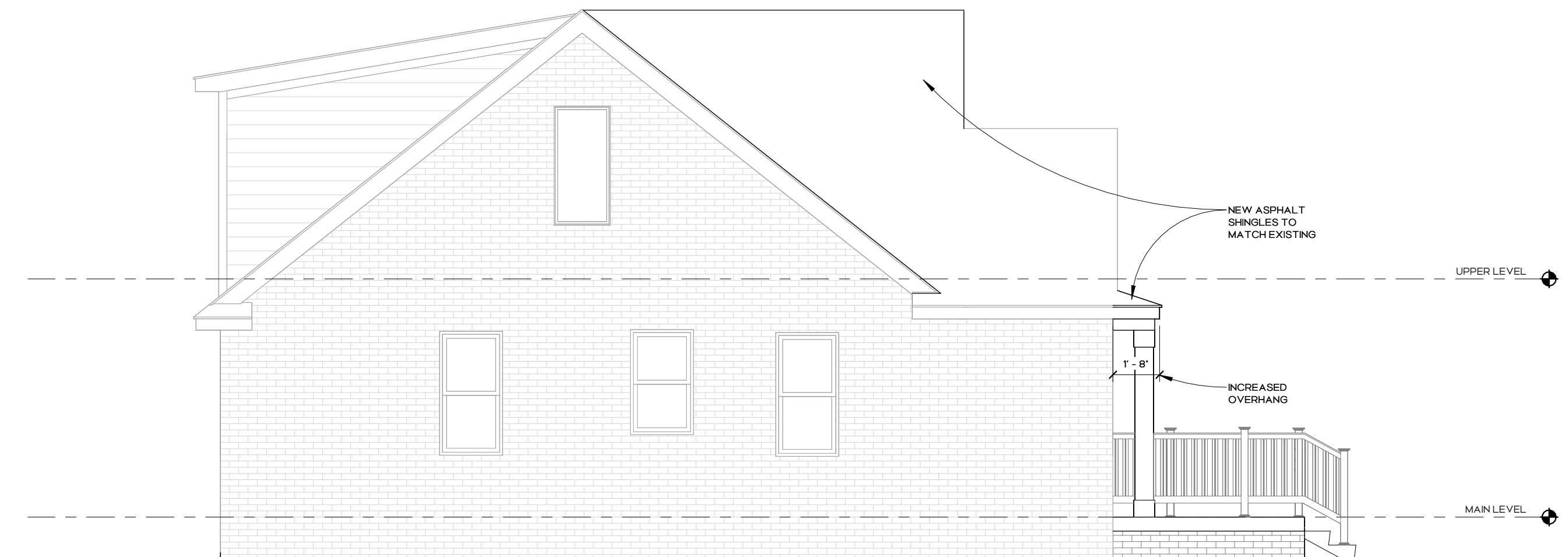
Proposed North Elevation

1/4" = 1'-0"



Proposed West Elevation

1/4" = 1'-0"



Proposed South Elevation

1/4" = 1'-0"



City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 733-3700
F: (248) 733-3170
www.rochestermi.org

To: Honorable Planning Commission

From: Jeremy Peckens, Planning and Zoning Administrator

Date: 11/18/2025

RE: Planning Commission Meeting Calendar

Below are the proposed meeting dates for the 2026 Planning Commission schedule. They will take place at 7:00pm on the first Monday of each month, other than Wednesday August 5th, Tuesday September 8th and Wednesday November 4th.

- Monday, January 5
- Monday, February 2
- Monday, March 2
- Monday, April 6
- Monday, May 5
- Monday, June 1
- Monday, July 6
- Wednesday, August 5
- Tuesday, September 8
- Monday, October 5
- Wednesday, November 4
- Monday, December 7

Jeremy Peckens, MPA
Planning & Zoning Administrator



Address: 400 Sixth Street, Rochester, MI 48307

Office Phone: (248) 733-3700 Ext. 356

Cell Phone: (286) 961-1044

Email: jpeckens@rochestermi.org

Website: www.rochestermi.org

