

1. CALL TO ORDER AND ROLL CALL

A meeting of the City of Rochester Planning Commission (PC) was called to order on April 6, 2026, at 7:00 p.m. by Chairman Kendziuk.

PRESENT: Richard Kendziuk, Chairman
Christian Hauser, Vice Chairman
David Berletich, Commissioner
David Hardin, Commissioner
Laura Murphy, Commissioner
Matt Stone, Commissioner

ABSENT: Debbie Jones, Mayor
Dan Bachmann, Commissioner

quorum was present.

Also Present: Nik Banda, City Manager
Jeff Kragt, City Attorney (Zoom)
John Jackson, McKenna & Associates
Lori Morgan, McKenna Planner
Jeremy Peckens, Planning and Zoning Administrator
Rose McKinney, Building and Planning Clerk (Zoom)

2. PLEDGE OF ALLEGIANCE

Chairman Kendziuk led the reciting of the Pledge of Allegiance.

3. PUBLIC COMMENT NON-AGENDA ITEMS

Chairman Kenziuk stated that Item 6B would be removed as it is a residential issue not commercial.

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

4. APPROVAL OF MINUTES

A. Consideration of the Minutes of the Planning Commission Meeting of March 2, 2026.

MOTION by Hauser supported by Stone to approve the minutes of March 2, 2026.

Ayes: Kendziuk, Hauser, Berletich, Hardin, Murphy, Stone

Nays:

Absent: Jones, Bachmann

MOTION Carried.

5. PUBLIC HEARINGS

A. Notice of Public Hearing: 239-265 South Street: Site Plan Review for Facade Material Modification

City Manager, Nik Banda introduced Lori Morgan, the cities new Planner from McKenna and John Jackson, also from McKenna, Lori gave an overview of her professional background.

Lori from McKenna gave an overview of the project. The applicant received site plan approval from the Planning Commission on August 4, 2024, to construct two (2) speculative multi-tenant industrial buildings with a combined area of 19,293.75 sq. ft. The subject site comprises two (2) parcels of land, one of which was occupied by a nonconforming single family residential structure. The parcels with a combined area of 1.47 acres are located on the north side of South Street in the I-2 (Industrial-2) District. At this time the applicant is proposing a change to the exterior building materials which require an amendment to the approved site plan. The applicant appeared before the Planning Commission for a preliminary hearing on 3/2/2026 and was scheduled for a public hearing and consideration of site plan.

The site plan approved by the Planning Commission included building architecture which proposed buildings to be constructed predominantly of ribbed panel metal siding, with a small foundation band of burnished concrete block. At the time we had noted that the area is envisioned in the City's Master plan as an area of future growth for research and technology-based uses and had recommended revisions to the building architecture to incorporate additional masonry to create columns or other features that will break up the facades of the building. The elevations, however, were approved as presented by the applicant.

The proposed change to building material aligns more closely with the City's long-term vision for this area being developed with a high-tech campus environment with businesses that present attractive façades and are not merely utilitarian. Therefore, we recommend that the Planning Commission grant amended site plan approval for the proposed change.

The public hearing was opened at 7:08 p.m.

There was no public online that wished to be heard.

Tom Kemp, applicant, was present and stated that they thought it would be better long term to pre-colored split block as was recommended by McKenna. The light pole was an oversight on the plan however it will be placed and installed.

The public hearing was closed at 7:10 p.m.

MOTION by Murphy supported by Hauser to approve the site plan façade modification with the light pole.

Ayes: Kendziuk, Hauser, Berletich, Hardin, Murphy, Stone

Nays:

Absent: Jones, Bachmann

MOTION Carried.

B. Notice of Public Hearing: 235 S. Main: Site Plan Review, Facade Change & Payment in Lieu of Parking

Lori from McKenna gave an overview of the project. The applicant appeared before the Planning Commission for a preliminary hearing on February 2, 2026, and was scheduled for a public hearing pending revisions to the plans and submission of additional information regarding parking. The first floor of the building is predominantly for retail sales while the second floor is intended for office operations/inventory storage etc. At the preliminary hearing.

Based upon the use of the areas, the parking requirement for the site is 86 spaces. Per the City, the site is grandfathered in for a total of 31 spaces based upon the prior use of the site. The plan shows 6 parking spaces on the rear (west) side of the building, resulting in a parking shortfall of 49 spaces. The applicant is seeking payment in lieu of parking for the shortfall.

The city conducted its own study for a one-week period in February, determining available parking spaces at 11 am and 4 pm within public lots and the deck on the west side of Main Street. It is significant to note that when the public lots are in peak demand in the evenings (after 5 pm). The subject site will be closed for business for the most part, especially in the weekends.

The existing building is constructed of red brick, fieldstone, white siding and what appears to be black tile accents on the north façade. The applicant proposes to 'limewash' some of the red brick to a limestone color, replace other brick and tile areas with smooth cast stone veneer and create a focal entrance at the northeast corner of the building. The elevations also note the use of black metal siding extensively on the rear façade.

We recommend that the Planning Commission grant site plan approval for Lucido Fine Jewelry to be located at 235 S. Main Street, subject to the condition that loading activity for the site shall not unduly impede traffic on the alley. The recommendation is also subject to the Planning Commission granting special exception approval for payment in lieu of 49 parking spaces, and City Attorney input on addressing any future change of use on site.

The public hearing was opened at 7:26 p.m.

Roger Knapp of 304 S. Main was present and expressed concern over parking.

The public hearing was closed at 7:33 p.m.

Joe Lucido, Owner, was present along with Ryan, Architect. Joe expressed the excitement they have with this project. The project is an amazing opportunity for Lucido's. The parking was discussed with the Commission. Joe stated on average they have about 30 customers per day and that is throughout the day.

Brief discussion on parking statistics, hours of operation and customer traffic. The parking decks are under-utilized. Joe stated they would likely pay for parking in lieu of in full. The foot traffic into the store is usually a couple which would be one vehicle. The hours of operation will not change in the new building.

MOTION by Berletich supported by Stone to approve Special Exception for forty-nine parking spaces.

Ayes: Kendziuk, Hauser, Berletich, Hardin, Murphy, Stone

Nays:

Absent: Jones, Bachmann

MOTION Carried.

MOTION by Hauser supported by Stone to approve Site Plan as submitted.

Ayes: Kendziuk, Hauser, Berletich, Hardin, Murphy, Stone

Nays:

Absent: Jones, Bachmann

MOTION Carried.

6. CONSIDERATIONS

- A. Consideration of 134 S. Main St: Site Plan Review for Facade Modification. Request to Set a Public Hearing.

Lori from McKenna gave an overview of the project. The applicant received site plan approval from the Planning Commission on January 5, 2026, to renovate an existing 3,220 sq. ft building located at the entrance to downtown in the Central Business District, CBD. The applicant proposes to use the building as a professional office intended for use by the owner and their family members.

The existing building is constructed of CMU blocks and is in a state of disrepair. The site plan approved by the Planning Commission proposed retaining the block and adding a façade of cast limestone and brick to the west (front) and north facades. The rear façade is to be provided with a new frosted glass garage door and new windows. Subsequently, during demolition, the applicant uncovered an existing structural condition on the building wall, which per the applicant, necessitated a change in the facade design to make it feasible and preserve the existing structural supports. The change is located in the front portion of the building closest to Main Street. The approved plans indicated a façade constructed of limestone and brick with a flat roof and a suspended black metal awning. The revised plan proposes replacing the awning with a 'zinc colored roof panel.

We recommend the Planning Commission schedule the project for consideration of amended site plan approval on the next available agenda.

Roger Berent Architect was present and explained there was miscommunication and also discussed some of the challenges they encountered in the project along the way with the block and the awning. The client asked if he could move forward with the project and the Roger assumed they knew how to proceed with everything but the awning.

Chairman Kendziuk stated the applicant submitted revised façade plans, including a new awning design, on March 6, 2026. Construction of the awning framing was completed on March 18, 2026—two days before the Planner finished reviewing the revised plans and nearly three weeks before the Planning Commission considered them.

Brief discussion ensued to the engineering on the block and the challenges of the supports for the building. The south wall needs support the current support runs north and south and is concrete.

MOTION by Hauser supported by Berletich to approve for a Public Hearing

Ayes: Hauser, Berletich, Hardin, Murphy,

Nays: Kendziuk, Stone

Absent: Jones, Bachmann

MOTION Failed.

- B. Consideration of 426 W. University: Site Plan Review for Facade Modification. Request to Set a Public Hearing.

Chairman Kenziuk stated that Item 6B would be removed as it is a residential issue not commercial.

- C. Consideration of 824 Miller Rd: Site Plan Review for Existing Natural Gas Regulator Station. Request to Set a Public Hearing.

Lori from McKenna gave an overview of the project. At the City's request we have reviewed a proposal from Consumer's Energy to reconstruct an existing natural gas regulator station. The subject site is located on east side of Miller Street and is zoned R-1 One-Family Residential District. The site is currently occupied by an existing building, piping, gravel driveway, and gas equipment. The applicant proposes to remove all existing improvements and construct a new 280 sq. ft (14' x 20') steel building, a new gravel driveway with parking, installation of an 8' tall concrete panel wall on 3 sides and an aluminum fence on the street side.

Article 3, Section 300 (5) of the Zoning ordinance states: Essential services shall be permitted as authorized and regulated by law and other ordinances of the municipality, it being the intention hereof to exempt such essential services [from] the application of this ordinance. A review of the definition for essential services in Section 3902 specifies that the exemption is not applicable to any utility that involves the construction or erection of buildings or any structures over 4 feet in height. Therefore, the proposed regulator station is not considered an essential service and is not exempt from the ordinance provisions. Section 2108. Public utilities and facilities note that

any public utility which is not an 'essential service' can be allowed in any zoning district as a special exception.

The plan notes that the area inside the fence will be provided with crushed limestone surface. Clarify why the surface is represented in two different tones – dark and light. The proposed parking area is 12' deep x 32' wide. Clarify what type of vehicle it is intended for. Clarify the purpose of the gate on the southeast side of the wall along the south property line.

The distance between the wall and the property line is only 2'. Per Section 2125 (2)(a), the maximum permitted height of a fence on a residentially zoned parcel is 6 feet. The proposed 8-foot-tall fence and wall will require approval from the Zoning Board of Appeals. The fixtures must be downward directed and shielded especially since the side abuts single family residential uses on either side, and the mounting height of 9 feet would mean the fixture will be visible above the walls. The landscape plan does not include any irrigation. Since the site is unmanned, clarify how the landscaping will be irrigated and maintained. We recommend that the Planning Commission schedule the project for consideration on the next available agenda.

Amy Gilpin from Consumers Energy was present along with Anthony project manager and a representative from the consulting firm. The project was discussed. The old building will be demolished, and a new building will be constructed along with decorative fencing. Along with updates to the driveway. The light will be shielded. The fence is a screen and for security there is an 8-foot fence. Gates are placed in case employees need to access and are offset so that the gates stay on consumers' property. New equipment will be installed.

City Manager Nik Banda stated that a video with the next presentation of noise would be very beneficial.

Brief discussion ensued in the aesthetics of the current property and that it does not seem to fit the neighborhood. Plants were addressed as far as height when Consumers drive by, they like to be able to see inside the perimeter. The site is maintained by operations. Drought resistant shrubs would be ideal for the area.

Ken Sherry of 830 Miller spoke about living next door to the location. His first years there himself and a neighbor maintained the grass. The fence shown in the packet is more appealing than what is being shown tonight.

It is recommended that when the applicant returns that the plans reflect exactly of what is being asked and materials that are going to be used.

MOTION by Hardin supported by Stone to approve for a Public Hearing at the next available Planning Commission Meeting.

Ayes: Kendziuk, Hauser, Berletich, Hardin, Murphy, Stone

Nays:

Absent: Jones, Bachmann

MOTION Carried.

7.MISCELLANEOUS

Discussion on Planning Commission Sub Committees

MOTION by Hauser supported by Berletich to establish a Special Committee on Zoning Ordinance Revisions, comprised of four (4) Planning Commissioners appointed by the Chairperson. The committee shall be charged with the following responsibilities as defined in the 2026 Goals and Objectives approved at the March 2, 2026, Planning Commission meeting:

1. **Develop design standard recommendations** for the downtown area.
2. **Develop recommendations to eliminate discrepancies, contradictions, and inconsistencies** within the Zoning Ordinance following City Council's approval of the revised zoning map and districts.
3. **Develop recommendations to improve and streamline the development approval process.**

Committee Appointments:

Commissioners Berletich, Hardin, Hauser, and Kendziuk

Ayes: Kendziuk, Hauser, Berletich, Hardin, Murphy, Stone

Nays:

Absent: Jones, Bachmann

MOTION Carried.

MOTION by Hauser supported by Murphy to establish a Special Committee on Future Planning Applications, comprised of four (4) Planning Commissioners appointed by the Chairperson. The committee shall be charged with the following responsibilities as defined in the 2026 Goals and Objectives approved at the March 2, 2026, Planning Commission meeting:

1. **Fulfill the Capital Improvements Program** requirements listed in Section 65 of the Michigan Planning Enabling Act (MPEA).
2. **Prepare for the 2027 Master Plan**, including:
 - Developing a subarea plan for South Street.
 - Conducting an in-depth housing study.

Committee Appointments:

Commissioners Berletich, Murphy, Stone, and Kendziuk

Ayes: Kendziuk, Hauser, Berletich, Hardin, Murphy, Stone

Nays:

Absent: Jones, Bachmann

MOTION Carried.

Brief discussion on parking and if pass holders could be placed in one spot. Nik stated that you do not want parking passes limited to one area. Everything with parking will be evaluated. Looking for a balance of employee verses patrons. Reserving closer parking for patrons.

8.PUBLIC COMMENT

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

9.ADJOURNMENT

Hearing there is no further business to discuss, the meeting was Adjourned at 9:01 P.M.

Respectfully Submitted,
Rose McKinney, Building and Planning Clerk