

1. CALL TO ORDER AND ROLL CALL

A meeting of the City of Rochester Planning Commission (PC) was called to order on May 4, 2026, at 7:00 p.m. by Chairman Kendziuk.

PRESENT: Richard Kendziuk, Chairman
 Christian Hauser, Vice Chairman
 Debbie Jones, Mayor
 Dan Bachmann, Commissioner
 David Berletich, Commissioner
 David Hardin, Commissioner
 Laura Murphy, Commissioner
 Matt Stone, Commissioner

ABSENT: Jenna Campbell, Commissioner

quorum was present.

Also Present: Nik Banda, City Manager
 Jeff Kragt, City Attorney (Zoom)
 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

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

Chairman Kendziuk welcomed the new commission member Jenna Campbell who will be present at the next planning commission meeting.

4. APPROVAL OF MINUTES

A. Consideration of the Minutes of the Planning Commission Meeting of April 6, 2026.

MOTION by Berletich supported by Jones to approve the minutes of April 6, 2026 with the following addition.

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.

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

Nays:

Absent: Campbell

MOTION Carried.

5. PUBLIC HEARINGS

There were no public hearings at tonight's meeting

6. CONSIDERATIONS

A. Consideration of 326 Albertson St: Site Plan and Special Project Review Request to Set a Public Hearing

Lori Morgan, McKenna planner, gave her overview of the proposed project. At the City's request we have reviewed a proposal from Tara Nabity on behalf of FerNab Properties, LLC. to develop a holistic longevity center within the existing buildings at 322-326 Albertson Street. The facility will include a training study/performance lab and longevity programming/recovery suites. The operation of the business will be appointment based. Requiring the combination of the two lots involved into a single parcel should be considered as part of the review process.

The narrative provided indicates that no exterior lighting will be provided. However, the site plans indicate existing and new lighting, and a photometric plan is included. Please provide additional details related to the proposed green wall and intended maintenance plan, as well as plans for the proposed mural. Please provide a detail showing the proposed screening materials for the relocated refuse area.

A statement indicating the applicant's ownership or leasehold interest in the property should be included with the application. The narrative associated with the application should clearly state the anticipated employment generation and the nature of the work (if it is shift work). Information showing the project's impact on the surrounding area, including, but not limited to, such things as parking, traffic, infrastructure and neighboring properties should be included. Detail should be provided beyond a description as "low impact."

Subject to the items listed in underlined comments in the letter dated April 28, 2026. We recommend that the Planning Commission schedule the project for consideration of site plan and special exception approval on the next available agenda.

Tara Nabity and Dr. Thomas Nabity were present. They gave an overview of the project and addressed the planner's letter. The purchase of the building is pending planning commission approval. Dr. Nabity gave an overview of the services they will provide. The architectural design, hours of operation and exterior signage, and lighting were also addressed. There will not be retail space in the location, no items will be sold.

MOTION by Stone supported by Hauser to approve a Public Hearing at the next available meeting

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

Nays:

Absent: Campbell

MOTION Carried

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

At the City's request we have reviewed a proposal submitted by Amy Gilpin on behalf of Consumers Energy to reconstruct an existing natural gas regulator station. Preliminary Review #1 was completed on March 27, 2026, based on site plans dated March 2026. During the April 6, 2026, Planning Commission meeting, the review was discussed and approved to be scheduled for a public hearing. Due to public hearing complications, the public hearing must be postponed. This letter provides our review of the updated site plans submitted on April 9, 2026, as well as the additional letter submitted by Douglas A Scott from Rowe Engineering in response to Preliminary Review #1.

The proposed regulator station is not considered an essential service and is not exempt from the provisions of the Ordinance. 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. Therefore, the application will require site plan and special exception approval from the Planning Commission.

A 14' x 20' structure is proposed on the site. The plans have been updated to indicate the structure's façade will be Nichiha Vintage Brick in the color whitewash to be more consistent with the character of the surrounding neighborhood. The plans propose an 8' tall ornamental fence along the front of the parcel with an 8' tall concrete wall along the three remaining sides. Per §2125 (2)(a), the maximum permitted height of a fence on a residentially zoned parcel is 6 feet. Given their proposed height, the wall and fence will require a variance to be granted by the Zoning Board of Appeals. The wall fulfills the requirement for a screening wall between the residential and nonresidential uses. However, the Planning Commission must officially approve the use of the concrete wall design indicated on sheet C-2529-SAD 09 of the plans, as masonry is required by the ordinance.

Gates are proposed at the front and south side of the site. A concrete driveway is proposed leading from the front gate to the roadway. One parking space is provided beyond the front gate. The plan proposes a light fixture on the front and rear sides of the building to be operated with a switch and will be facing downward.

Subject to the items listed in underlined comments above being addressed, we recommend that the Planning Commission re-schedule the project for consideration of site plan and special exception approval on the next available agenda.

Amy and Anthony from Consumers were present and revised plans with changes were submitted. A field representative was sent out to show the neighbors different wall selections. Landscaping was added to the site. A sound study was presented tonight. Odor mitigation is being looked into. Field inspectors will be monitoring the site. The heater is required for the site to prevent freezing of the pipes.

MOTION by Hauser supported by Berletich to approve for a public hearing at the June meeting.

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

Nays:

Absent: Campbell

MOTION Carried.

7.MISCELLANEOUS

A. Commissioner Bachmann gave his subcommittee update

- Planning Commission Bylaws amendments.
- Commissioner onboarding and continuing education programs.

The committee reviewed bylaws from several neighboring communities and compared them with Rochester's bylaws. Proposed revisions include:

- Administrative updates.
- Organizational improvements.
- Corrections to outdated statutory references.
- Clarifications to improve compliance with existing procedures.

The committee reported substantial progress and anticipated presenting recommendations at the June Planning Commission meeting.

B Commissioner Hardin gave his subcommittee update

Commissioner Hardin provided an update on the committee reviewing:

- Design standards.
- Process improvements.
- Zoning ordinance clarifications.

Discussion focused on:

- Existing standards already contained in Section 2118 of the zoning ordinance.
- Potential modernization and refinement of those standards.
- Review process improvements, particularly the City's two-step preliminary review/public hearing process.
- Coordination between design standards and zoning ordinance updates.

Commissioners were encouraged to review Section 2118 prior to future meetings.

Main Street Billiards

- Exterior improvements are progressing well.
- Facade upgrades were described positively.

134 South Main Street

- City staff met with the owners regarding deviations from approved plans.
- Engineering and infrastructure concerns were discussed.
- Owners may return to the Planning Commission with revised requests.

Parking Gate System Discussion

- Discussions continued regarding a proposed parking gate system associated with Dr. Atallah's property.
- MDOT rejected gates on the Main Street frontage.
- Alternative parking management systems, including pay stations, are being considered.

South Street Property (Fox Property)

- Significant cleanup progress has occurred following ownership changes.
- Removal of debris and an RV from the property was completed.

Additional Development and Facade Discussions

- Smith Jewelers facade and structural issues.
- Home occupation and parking compliance matters.
- Other downtown redevelopment and facade improvement projects.

8.PUBLIC COMMENT

Linda Gamage of 333 Griggs asked for clarification regarding the status of the special overlay project area associated with the Albertson property. City staff clarified that the overlay became effective upon adoption of the Master Plan.

There was no public that wished to speak.

9.ADJOURNMENT

Hearing there is no further business, the meeting was Adjourned at 8:17 P.M.

Respectfully Submitted,
Rose McKinney, Building and Planning Clerk