

1. CALL TO ORDER AND ROLL CALL

A meeting of the City of Rochester Planning Commission (PC) was called to order on June 1, 2026, at 7:00 p.m. by Chairman Kendziuk.

PRESENT: Richard Kendziuk, Chairman
Dan Bachmann, Commissioner
Jenna Campbell, Commissioner
David Hardin, Commissioner
Laura Murphy, Commissioner

ABSENT: Debbie Jones, Mayor
Christian Hauser, Vice Chairman
David Berletich, Commissioner
Matt Stone, 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.

Commissioner Jenna Campbell introduced herself and gave an overview of her background.

4. APPROVAL OF MINUTES

A. Consideration of the Minutes of the Planning Commission Meeting of May 4, 2026.

MOTION by Murphy supported by Campbell to approve the minutes of May 4, 2026.

Ayes: Kendziuk, Bachmann, Campbell, Hardin, Murphy

Nays:

Absent: Hauser, Jones, Berletich, Stone

MOTION Carried.

5. PUBLIC HEARINGS

A. Public Hearing of 326 Albertson St: Site Plan and Special Project Review

Lori from McKenna gave an overview of the project. The plans propose a health and physical fitness center on the site. The facility will include a training study/performance lab and longevity programming/recovery suites. The operation of the business will be appointment based.

The applicant appeared before the Planning Commission for a preliminary hearing on May 4, 2026, during which feedback was provided, and the project was set for a public hearing. An evaluation of the project for a "sustainability score" is included in the packet. This evaluation has been provided to document consistency with the prescribed Special Project review process. The review has provided explanation of the criteria in relation to this project.

Given that the business will be by appointment only, between the hours of 5:00AM and 6:30PM on weekdays, and 8:00AM to 1:00PM on Saturdays, it is expected that the traffic impact of the proposed project will be minimal even at peak hours.

The color palette and materials chosen are consistent with styles seen elsewhere in the DDA. The refuse receptacle is being relocated to the western edge of the site. The landscaping plans preserve the existing tree on the site and add 8 trees, as well as several shrubs to provide additional screening and add to the overall site aesthetic. Proposed lighting is minimal and downward facing.

It is recommend that the Planning Commission recommend to the City Council consideration of special project approval for GH Longevity at 322-326 Albertson Street with the following condition.

1. All parcels of land within the project area must be combined into a single tax parcel ID.

The applicants Tara and Dr. Thomas Nabity were present and went over their proposal that was presented at the May 4, 2026, Meeting.

The Public Hearing was opened at 7:26 p.m.

Margaret Mountain of 160 Albertson read a letter from the Gamage's at 333 Griggs who could not attend and had concerns.

Ann Wing of 318 Griggs had safety concerns of the children in the area. Inquired if the city has looked into greenspace and looked into cleaning up the site that is beneficial to the community.

Margaret Mountain of 160 Albertson had concerns of the traffic impact. Concerns also of the gym sessions proposed. Would like to see a time schedule for the location on the business plan. Would like clarification on several items.

Jane Pitchford of 177 Albertson agreed with Margaret and felt information was lacking. Traffic was also a concern along with increased business hours.

Sandy and Carlos Montes of 332 Griggs inquired if a traffic study has been done. Carlos had safety concerns and inquired why stop signs were not placed in the area. The daycare brings in traffic and speeding.

Bill Larosa of 128 Drace would hope residents in the area would use the business and walk to the property. A wellness center would be a positive business for the area.

Lauren Coleman of 337 Griggs spoke her property abuts the proposal. Lauren has same concerns as previously reference and was concerned about the gym concept.

Jeff Russell of 345 Lysander is the current owner of Albertson property. The environmental information was passed along to the city years ago. The proposal is a better fit than an industrial use.

There was no public online that wished to speak

The Public Hearing was closed at 8:05 p.m.

Discussion ensued on a traffic study of the area. The police department has not received a request for speed in the area but can look into placing a speed trailer in the area. Dr. Thomas addressed some concerns and stated that he would be more than willing to get the answers everyone is seeking and have the opportunity with a full-board present. They are looking to add value to the community and understand the concerns. The orange shed will be used for storage and be updated to look pleasing.

MOTION by Bachmann supported by Murphy to postpone the request until the next available meeting.

Ayes: Kendziuk, Bachmann, Campbell, Hardin, Murphy

Nays:

Absent: Hauser, Jones, Berletich, Stone

MOTION Carried.

B. Public Hearing of 824 Miller Rd: Site Plan Review for Existing Natural Gas Regulator Station.

Lori from McKenna gave an overview of the project. The site is currently occupied by the existing regulator station- including 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 driveway with parking, installation of an 8' tall concrete panel wall on 3 sides and an ornamental fence on the street side.

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 landscaping will be fulfilled by a mixture of drought resistant species. Irrigation will not be provided. Gates are proposed at the front and south side of the site. The front gate will allow primary access to the site, while the 3' wide gate at the side will be used only in case of an emergency. The side gate will be able to open entirely within the property line. 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.

It is recommended that the Planning Commission grant site approval plan for the Miller and Parkdale Regulator Station at 824 Miller Avenue. The Zoning Board of Appeals approved the 8" fence height at the May 2026 meeting.

The applicants were present. Amy and Anthony from consumers introduced themselves. Consumers want to update the site and went over the improvements. This facility will not expel odor like the older facilities. A sound study was presented. Construction would take about nine to twelve weeks for construction.

Ken Sherry 830 Miller wanted to make sure that the area was maintained.

Donna York of 834 Miller inquired about the low hanging electrical wires. Consumers said they are working with DTE on that matter. Landscaping will only be touched on Consumers property.

Paul Catenacci of 821 Miller inquired about what noise the site would produce. The sound study that was conducted was about 52, which is the equivalent of a refrigerator running.

The Public Hearing was closed at 8:45 p.m.

MOTION by Hardin supported by Campbell to approve the Site Plan and Special Exception with the alternative screening that was presented. Removal of the points on the fence and the Zoning Board of Appeals Approval.

Ayes: Kendziuk, Bachmann, Campbell, Hardin, Murphy

Nays:

Absent: Hauser, Jones, Berletich, Stone

MOTION Carried.

6. CONSIDERATIONS

- A. Consideration of 136 Walnut Site plan and Special Project Review 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 Giovanni Aluia on behalf of ATL Residential, LLS, to construct a three-story mixed-use building with covered parking. The site is located at the southeast corner of the intersection of Walnut Boulevard and West Second Street. This parcel is in the CBD General Business Zoning district.

The plan proposes a building with first floor retail space and 12 upper story apartments. The proposed plans will require site plan and special exception review, and the application should be updated to indicate that a special exception is being requested. The proposed setbacks comply with the standards of the ordinance. The property lines and setbacks should be clearly indicated on the site plans. The proposed structure will be three stories. The first floor will be dedicated to retail space while the two upper floors will be comprised of 12 upper story apartments, with 8,820 square feet on each floor. As currently proposed, each apartment meets the minimum dwelling unit area, and the remainder of the first floor will be used to provide covered off-street parking at the rear of the building.

The calculations cite the correct requirement of one space per 200 square feet of gross floor area, but the calculation was performed based on net square footage, not gross floor area. Based on the gross floor area of the retail space on the first floor, 19 off-street spaces are required to accommodate the retail use, instead of the 14.4 noted on the plans. The plans should be updated to reflect the correct calculation. Based on the corrected calculation, a total of 37 spaces is required. Seventeen off-street spaces are included in the plans. This leaves a shortfall of 20 spaces to be accommodated. The site plan does not clearly indicate if the applicant is seeking approval for payment in lieu of parking for this shortfall.

Trash will be internal. While the building materials shown in the renderings appear to include a mixture of brick, siding, concrete, and other materials that are consistent with the character of the area, provide a note on the plans indicating specific details about the façade material types and colors being used. The proposed plans currently provide only two- raised parapets and canopies. The plans should be updated to reflect a third design element from the list. While plantings are shown along the façade in the landscape plan, they are not shown in the rendering. This inconsistency should be corrected. The blank wall along the east façade (alley façade) exceeds the allowable blank wall area.

Show pavement markings to delineate direction of travel. Consider the addition of signage at the entrance/exit of the parking area indicating the single direction of traffic flow. Clarify location of area for loading/unloading activity. The lighting fixture detail provided does not appear to be downward facing. Please clarify if this is a downward-facing fixture or note specifying that illumination from the fixtures will serve to accent the building walls and will not shine into the night sky. Clarify location of mechanical equipment. If located on the rooftop, add a note that they will be concealed from view of Walnut Boulevard and East 2nd Street.

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 completely revised site plan addressing all of the issues noted in underlined comments above.

Brief discussion ensued to landscaping and irrigation along with parking calculations. A parking study will be updated.

The applicant Jeff Rizzo of Fenn and associates was present. Modification to the plans will be made. Trash will be curbside/alley pick up. One way traffic signs and arrows will be added. Load and unloading can be done in the back. Mechanical equipment will be inside. Parking in lieu of will be asked.

Discussion regarding the size of the rental units as other apartments are struggling to get renters in with the cost of rent being high. Smaller more affordable units would be more desirable. The request does not seem to be ready for a public hearing.

The applicant would like to postpone the request for modifications and a full board.

MOTION by Bachmann supported by Murphy to postpone to the next available planning commission Meeting.

Ayes: Kendziuk, Bachmann, Campbell, Hardin, Murphy

Nays:

Absent: Hauser, Jones, Berletich, Stone

MOTION Carried.

B. Consideration of 265 E 2nd St, Site plan review for façade modification. Request to set a public hearing.

Lori from McKenna gave an overview of the project. The applicant received site plan and special exception approval from the Planning Commission on August 5, 2024. The original plan proposed the renovation of the existing 5,268 sq. ft building into an open-air 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.

At this time, a third amendment is needed to review changes to the proposed exterior building materials, constituting a major façade change. It is recommend that the Planning Commission place the above-mentioned plan on the next available agenda for public hearing and consideration of site plan approval.

MOTION by Murphy supported by Hardin to set a public hearing at the next available meeting.

Ayes: Kendziuk, Bachmann, Campbell, Hardin, Murphy

Nays:

Absent: Hauser, Jones, Berletich, Stone

MOTION Carried.

C. Consideration of 419 S. Main: Request for Payment in Lieu of Parking. Request to Set a Public Hearing.

Jeremy Peckens, Planning and Zoning Administrator, stated he is in receipt of a request from the new tenants of the former Che Belle Salon, located at 419 S. Main. The applicant is Randolph's Salon, they are requesting a Special Exception for Payment in lieu of Parking.

The request for payment in lieu of parking is based on the additional salon stations that are proposed on the submitted floor plan. This property is credited with 16 parking spaces, with 2 physical spaces in the alley bringing the total to 18. This proposed expansion will add 3 additional salon stations, putting them into a parking deficit of required parking by 6 spaces. They are now seeking a Special Exception for payment in lieu of providing for 6 spaces.

The cost per space is \$1,000 and they are seeking the special exception of 6 spaces.

Staff are support of their request; the use of this space is consistent with what was previously there for many years. We would suggest that you set up a public hearing for their special exception request at your next available meeting.

A Mechanical room is being moved, would like to know where room is being moved to.

MOTION by Murphy supported by Hardin to set a public hearing at the next available meeting.

Ayes: Kendziuk, Bachmann, Campbell, Hardin, Murphy

Nays:

Absent: Hauser, Jones, Berletich, Stone

MOTION Carried.

7.MISCELLANEOUS

Commissioner Bachmann and Hardin gave updates on their respective subcommittee progress.

Nik gave an update on the Brownstones on Main, and the site will be graded with irrigation. The Solaronics property is in the demo process. The skate park is underway and completed but it is not open for use yet.

8.PUBLIC COMMENT

Lauren Coleman of 337 Griggs inquired if a letter was received in from another neighbor and it had not been received. Also wanted to make sure the garage is addressed on the list of questions for the Albertson property.

Scott Beaton of 655 Bolinger St Rochester Hills spoke about aesthetics of buildings.

There was no online public that wished to speak.

9.ADJOURNMENT

Hearing there is no further business, the meeting was Adjourned at 9:48 P.M.

Respectfully Submitted,
Rose McKinney, Building and Planning Clerk