CITY OF ROCHESTER
400 SIXTH STREET
ROCHESTER, MI 48307

PLANNING COMMISSION
REGULAR MEETING MINUTES
July 6, 2026

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1. CALL TO ORDER AND ROLL CALL
   A meeting of the City of Rochester Planning Commission (PC) was called to order on July 6, 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
   Jenna Campbell, Commissioner
   David Hardin, Commissioner
   Laura Murphy, Commissioner

   ABSENT: 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.

4. APPROVAL OF MINUTES
   A. Consideration of the Minutes of the Planning Commission Meeting of June 1, 2026.

   MOTION by Jones supported by Murphy to approve the minutes of June 1,2026.

   Ayes: Kendziuk, Hauser, Jones, Bachmann, Berletich, Campbell, Hardin, Murphy
   Nays:
   Absent: Stone

   MOTION Carried.

5. PUBLIC HEARINGS

A. Notice of Public Hearing: 265 E 2nd St: Site Plan Review for Facade Modification.

During site work and demolition, the applicant encountered construction challenges requiring modifications to aspects of the approved site plan. At this time, a third amendment is needed to review changes to the proposed exterior building materials, constituting a major façade change.

Kristi Trevarrow, DDA director and Abigal Franz Architect were present. The main change is the façade modification due to material shortages. Production of the originally proposed façade material has been discontinued, and the applicant will no longer be able to secure the necessary amount. The proposed change from metal paneling to brick is depicted in the renderings below.

The Public Hearing was opened at 7:05 p.m.

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

Public Hearing was closed at 7:06 p.m.

The MOTION by Jones supported by Berletich to approve the changes to the façade modifications

Ayes: Kendziuk, Hauser, Jones, Bachmann, Berletich, Campbell, Hardin, Murphy
Nays:
Absent: Stone

MOTION Carried.

B. Notice of Public Hearing: 419 S. Main: Request for Payment in Lieu of Parking.

We are in receipt of a request from the new tenants of the former Che Belle Salon, located at 419 S. Main. The applicant is Randolf'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.

Scott Randolph owner was present and spoke about his business moving into town.

The Public Hearing was opened at 7:13 p.m.

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

Public Hearing was closed at 7:14 p.m.

MOTION by Jones supported by Berletich to approve payment in lieu of parking for six spaces

Ayes: Kendziuk, Hauser, Jones, Bachmann, Berletich, Campbell, Hardin, Murphy
Nays:
Absent: Stone

MOTION Carried.

6. CONSIDERATIONS

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

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.

The change to the proposed building materials/appearance constitutes a major change as defined by Section 2700 (b)(9)(c) and requires Planning Commission approval. The applicant proposes no other changes to any of the site design elements including but not limited to access, circulation, parking and loading, landscaping, lighting etc.

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 the structural engineering aspect of the challenges the awning has presented. A revised façade was presented.

MOTION by Hauser supported by Berletich to approve amended modifications for a public hearing.

Ayes: Kendziuk, Hauser, Jones, Bachmann, Berletich, Campbell, Hardin, Murphy
Nays:
Absent: Stone

MOTION Carried.

B. Consideration of 139 Romeo: Site Plan Review & Special Exception Related to Parking. request to Set Public Hearing.

The applicant appeared before the Planning Commission for a preliminary hearing on December 1, 2025, and a public hearing was held at the February 2026 meeting, where conditional approval was granted subject to the eight conditions on McKenna's letter dated July 1, 2026.

Given that two of the conditions require the Planning Commission to grant modifications or waivers of the standard zoning regulations, we defer to the Planning Commission to make the final decision on recommending this application for a public hearing on the next available agenda. It should be noted that the setback modification was granted as part of the previous conditional site plan approval. The precedent that would be established by granting the parking reduction should be considered but balanced with other goals for the area.

Applicants Joe Iacopelli and John Vitale were present. John explained the challenges the site has in regard to parking. The basement will be a mechanical space with no occupancy. The metal façade was changed to hardy board.

Discussion ensued to the shared parking spaces and trash pick-up. There are three parking spots Below the building those parking spaces will be for residential parking. The Business parking will be the shared parking. Trash pick-up will be curbside for residential until the tenant for commercial is known that portion of the trash pick-up cannot be addressed right now.

MOTION by Jones supported by Berletich to approve request for a public hearing at the next available meeting.

Ayes: Kendziuk, Hauser, Jones, Bachmann, Berletich, Campbell, Hardin, Murphy
Nays:
Absent: Stone

MOTION Carried.

C. Consideration of 530 Pine St: Site Plan Review. Request to Set Public Hearing.

At the City's request we have reviewed a proposal submitted on behalf of Atallah Development Co. & Associates (ADCO) for the installation of a paid parking camera system and the associated construction of parking lot islands at 530 Pine Street. The proposed improvements would also impact on entrances to the parking lot along Pine Street, W. University Drive, and S. Rochester Road. Parking islands containing the proposed camera poles are proposed at each entrance but would not block access or traffic flow. It should be noted that the proposed camera system is an alternative to the gating system discussed in the Traffic Study provided.

The proposed parking islands comply with all relevant setbacks. Please note the height of the proposed camera pole. It appears that six parking spaces will be lost from the bank of parking near the north access point off of Pine Street. Please provide parking calculations to confirm that sufficient parking will still be provided for adjacent uses.

Access and circulation of the existing parking lot will not be changed. Ingress and egress will not be impacted. Please clarify the difference between the green arrows and red arrows on the plans. Please indicate on the plans whether or not signage and striping will be provided to direct traffic through the site. The plans should be reviewed by the City Engineer to confirm there are no concerns related to sight distance at the points of ingress and egress. Please clarify if the proposed parking cameras will have associated lighting. If so, please provide manufacturer specifications and a lighting plan.

Recommendation subject to the items listed in comments in letter dated 07/01/2026, we recommend that the Planning Commission schedule the project for a public hearing and consideration of site plan review approval on the next available agenda.

Dr. Pierre Atallah was present and gave a presentation to the Commission. A request of a stop work order was asked to be lifted. Dr. Pierre Attallah went over the previous planning commission submittal That their site was now in compliance with the prior submittal. Martin from CBI Architects was present and went over parking spaces. Representatives from Metropolis Parking Company were present and went over the parking system that they would be placing in the lot. License plate reader cameras, Metropolis owns their technology and the content is not shared. Metropolis went over how the system will work. Cameras will be mounted on poles.

Discussion on islands that were in the city right of way. Concerns were addressed on the emergency vehicles not being able to enter the property due to the islands that are in place. Cameras will not be for surveillance and geared to read the vehicles. There are not any known businesses that have a system like this in place elsewhere in the city. The poles for the cameras will be anywhere from 12-16 feet.

Travis' Attorney for the Attallahs was present and spoke about the compliance on the previous four items. The revenue that would come in for the parking would be to maintain the property and will be reinvested into the property.

Lori from McKenna clarified McKenna's opinion on the application. A public hearing needs to be set up so no final decisions can be made tonight. A public hearing is needed to move the project forward.

There is not any previous documentation on the emergency vehicles not using Main St. The blight issues will be left out of the planning commission review. Nik will work with the current Fire Chief on the access to the property, as the heavy trucks are not safe to drive on a portion of the lot.

MOTION by Hardin supported by Jones to approve for a public hearing at the next available meeting.

Ayes: Kendziuk, Hauser, Jones, Bachmann, Berletich, Campbell, Hardin, Murphy
Nays:
Absent: Stone

MOTION Carried.

7.MISCELLANEOUS

A. Election of 2026-2027 Planning Commission Officers

MOTION by Jones supported by Campbell to move item A to after Item D

Ayes: Kendziuk, Hauser, Jones, Bachmann, Berletich, Campbell, Hardin, Murphy
Nays:
Absent: Stone

MOTION Carried.

B. Bylaw Amendments Update: Commissioner Bachmann stated the City Attorney has reviewed the draft and provided feedback. The committee would need to be reestablished, or the commission can review the feedback at a meeting.

MOTION by Jones supported by Hauser to reestablish the committee.

Ayes: Kendziuk, Hauser, Jones, Bachmann, Berletich, Campbell, Hardin, Murphy
Nays:
Absent: Stone

MOTION Carried.

C.Training and Onboarding Update

Chairman Kendziuk stated funding is limited and all new members will be required to take the training course. Required classes and the Core classes will be available if funding is there.

On boarding – all members will be given the same key documents.

Keep website updated along with current commission members.

D.Zoning Ordinance Revisions Update

Commissioner Hardin stated the committee should be able to share the draft soon being about 75-80% completed. This one is a slower process as every word matters. Next meeting is August 5, 2026.

A. Election of 2026-2027 Planning Commission Officers

Chairman: Nomination for Rich Kendziuk as chairman, Nomination accepted.

Being that there are no other nominations, it is unanimous

Vice Chairman: Nomination for David Hardin as Vice Chairman, Nomination accepted

MOTION by Hauser supported by Jones to approve Kendziuk for Chairman

Ayes: Kendziuk, Hauser, Jones, Bachmann, Berletich, Campbell, Hardin, Murphy
Nays:
Absent: Stone

Secretary: Nomination for Laura Murphy as secretary, Nomination accepted

MOTION by Bachmann supported by Jones to approve Murphy for Secretary.

Ayes: Kendziuk, Hauser, Jones, Bachmann, Berletich, Campbell, Hardin, Murphy
Nays:
Absent: Stone

8.PUBLIC COMMENT
Karen Sedar of 143 Woodward stated if the 503 Pine st parking lot is going to be private then Metropolis is a convenient system to use but this will not be good during arts and apples.

There was no public online that wished to speak.

A representative from Metropolis stated there is a big benefit to metropolis being in the city we hire within the city, we use city businesses along with volunteering in the community

9.ADJOURNMENT
Hearing there is no further business, the meeting was Adjourned at 9:13 P.M.

Respectfully Submitted,
Rose McKinney, Building and Planning Clerk