
1. CALL TO ORDER AND ROLL CALL

A meeting of the City of Rochester Planning Commission (PC) was called to order on March 2, 2026, at 7:00 p.m. by Chairman Kendziuk.

PRESENT: Richard Kendziuk, Chairman
Debbie Jones, Mayor
Dan Bachmann, Commissioner
David Hardin, Commissioner
Matt Stone, Commissioner

ABSENT: Christian Hauser, Vice Chairman
David Berletich, Commissioner
Laura Murphy, Commissioner

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, 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 February 2, 2026.

MOTION by Stone supported by Bachmann to approve the minutes of February 2, 2026.

Ayes: Kendziuk, Jones, Bachmann, Hardin, Stone

Nays:

Absent: Hauser, Berletich, Murphy

MOTION Carried.

5. PUBLIC HEARINGS

A. Notice of Public Hearing: 215 S. Main - Site Plan Review for Facade Material Modification. Request For Site Plan Approval.

Vidya McKenna planner gave her overview of the request. The billiards parlor is classified as an indoor recreation facility and is not permitted in the CBD. The existing pool house is a legal nonconforming use. The building has an entrance off both frontages and occupies the parcel lot line to lot line. This is an existing nonconformity. We had previously asked for clarification regarding trash removal from the site; however, no information has been provided. The plans submitted include no rear elevation.

We have recommended that some improvements be made to the rear façade to enhance it to the same level as the front façade. The applicant lists the scope of work for the project as being limited to Main Street facades update only, with no changes proposed to any other aspect of the site. It is recommended that the Planning Commission grant site plan approval for Main Street Billiards located at 215 S. Main Street, with a clear determination on the items listed in McKenna letter dated February 22, 2026.

Vidya reminded the commission that five members are present. All five votes are needed for approval.

Discussion ensued for clarification on rear façade improvements. Some were change of use and some were reviewed when parking requirements were needed. Some applicants were asked for small improvements such as painting and screening mechanical equipment.

Larry Larson presenting Franklin properties and Architect Roger Berent were present. Roger stated that the owner and the tenant discussed the back of the building and the tenant wants to leave the back of the building the way it is. The longevity of the cedar-stained siding will be refinished every seven to ten years. The rooftop mechanical equipment is not visible from the street. The applicant was also comfortable proceeding with a vote tonight.

The public hearing was opened at 7:18 p.m.

There was no public online that wished to be heard.

The public hearing was closed at 7:18 p.m.

MOTION by Jones supported by Bachmann to approve the site plan façade modification

Ayes: Kendziuk, Jones, Bachmann, Hardin, Stone

Nays:

Absent: Hauser, Berletich, Murphy

MOTION Carried.

B. Notice of Public Hearing: 413 S. Main: Request for Payment in Lieu of Parking.

Jeremy Peckens Planning and Zoning Administrator provided information of the request. The request for payment in lieu of parking, based on the change from general office to general retail on the first floor. This property is credited with 7 parking spaces, this change in use requires 8 total spaces, putting them into a parking deficit of required parking by 1 space. They are now seeking a Special Exception for payment in lieu of providing for 1 space.

Staff are in support of their request. We think the use of this space fits nicely into our downtown retail/service offerings. Along with the space being retail on the first floor going forward.

The public hearing was opened at 7:20 p.m.

There was no public online that wished to be heard.

The public hearing was closed at 7:20 p.m.

Steve, owner of the Candy Attic, is excited to open downtown.

MOTION by Jones supported by Bachmann to approve Payment for parking in lieu of for one space.

Ayes: Kendziuk, Jones, Bachmann, Hardin, Stone

Nays:

Absent: Hauser, Berletich, Murphy

MOTION Carried.

6. CONSIDERATIONS

A. Consideration of 239-265 South Street: Site Plan Review for Facade Material Modification.
Request to Set a Public Hearing.

Vidya gave the background on the request. The applicant received site plan approval from the Planning Commission on August 5, 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 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. The plans at this time propose buildings constructed entirely of masonry. Both buildings are shown with a 4' height foundation course of smooth face block in dark grey, with the remaining building constructed of split face masonry block in deep red with an aluminum coping on top.

The split face block is accented with horizontal rows of smooth face block along the top of overhead doors, windows and top of the wall. The facades facing South Street to the south, the river to the north and the interior of the site are provided with significant glazing.

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 schedule the project for Public Hearing of amended site plan approval on the next available agenda.

Ian Hurst Vice President of Kemp building was present and passed samples of the material to the commission.

MOTION by Stone supported by Jones to approve for a public hearing

Ayes: Kendziuk, Jones, Bachmann, Hardin, Stone

Nays:

Absent: Hauser Berletich, Murphy

MOTION Carried.

B. Consideration of 1120 N Main: Request for Extension of an Approved Site Plan and to set a public hearing.

Jeremy Peckens, Planning and Zoning Administrator, updated the Commission. The Planning Commission is requested to consider a site plan approval extension for the project located at 1120 N. Main Street. The applicant, Alexander V. Bogaerts & Associates, P.C., on behalf of the project team, has submitted a formal request to extend the previously granted site plan approval. The project received initial site plan approval in April 2023 and was most recently approved at the September 3, 2024, Planning Commission meeting.

The request is administrative in nature and does not include any proposed changes to the previously approved site plan. Staff have not identified any changes in site conditions, surrounding land use, or applicable ordinance standards that would warrant reconsideration of the original approval. Granting the extension would allow the applicant additional time to finalize construction documents. Based on the information provided, staff recommend approval of the requested site plan extension for 1120 N. Main Street, subject to the same conditions as previously approved.

No public hearing is needed.

MOTION by Bachmann supported by Jones to approve Site Plan extension.

Ayes: Kendziuk, Jones, Bachmann, Hardin, Stone

Nays:

Absent: Hauser, Berletich, Murphy

MOTION Carried.

7.MISCELLANEOUS

A. 2026 Rochester Planning Commission Goals and Objectives

At our Planning Commission meeting on February 2nd, Vidya presented a document outlining the 2025 Accomplishments and 2026 Goals and Objectives. The following week, our accomplishments were presented to City Council; however, the goals and objectives were held back so that we could provide input and add any items we believe are necessary to improve our process.

Open Meetings Act (OMA) Reminder When communicating about our goals and objectives outside a public meeting, we must ensure that we do not violate the Open Meetings Act (OMA). Two documents are attached for your reference:

1. The full text of the law
2. A handbook from the Michigan Attorney General, which is easier to read and includes relevant court cases from the past 50 years The most important point to remember is that all deliberations must occur in a public meeting. This means we may not discuss, persuade, reason, argue, or debate an issue via email, text, phone, or in person.

When communicating about your goals and objectives:

- Do not “reply all” or copy another commissioner
- State the goal or objective only — do not include justification or reasoning
- Do not argue for or against any item already listed

Commission Bachmann submitted the following suggestions/revision to Chairman Kendziuk regarding 2026 Goals and Objectives memo submitted in the Planning Commission packet.

2026 Goals and Objectives

1. Establish a special committee to develop Zoning Ordinance revision recommendations for the Planning Commission to consider, within the following scope:
 - Develop in-depth design standard recommendations for the downtown area, ~~specifically for CBD, O 1, O 2, DE 1, DE 2, MU, MU 1, and T~~
 - Develop recommendations to eliminate discrepancies, contradictions, and inconsistencies with the newly revised zoning map and districts
 - Develop recommendations to improve and streamline the development process
2. Establish a special committee for future planning applications to develop recommendations for the Planning Commission to consider, within the following scope:

- Fulfill the capital improvements program requirements listed in Section 65 of the Michigan Planning Enabling Act (MPEA)
 - Prepare for the 2027 Master Plan
 - Develop a subarea plan for South Street
 - Conduct an in-depth housing study
3. Develop a special committee to recommend Bylaws amendments and an education program for the Planning Commission to consider, within the following scope:
- Recommend amendments to the Planning Commission Bylaws and Rules of Procedure
 - Prescribe an onboarding and continuing education program for Commissioners

MOTION by Bachmann supported by Jones to accept the 2026 Rochester Planning Commission Goals and Objectives.

Ayes: Kendziuk, Jones, Bachmann, Hardin, Stone

Nays:

Absent: Hauser, Berletich, Murphy

MOTION Carried.

B. Special Committee: to recommend Bylaws amendments and an education program

That the Planning Commission establish a special committee comprised of three Commissioners appointed by the Chairperson, with the objective of recommending amendments to the Planning Commission Bylaws and Rules of Procedure and prescribing an onboarding and continuing education program for Commissioners - consulting City personnel, including its counsel and planner, through the City Manager, as necessary - and reporting these recommendations for Planning Commission consideration no later than the regular meeting scheduled for June 1, 2026.

MOTION by Bachmann supported by Jones to recommend Bylaws amendments and an education program.

Ayes: Kendziuk, Jones, Bachmann, Hardin, Stone

Nays:

Absent: Hauser, Berletich, Murphy

MOTION Carried.

Chairman Kenziuk appointed Commissioners Bachmann, Jones and Hauser to the special committee responsible for reviewing Planning Commission bylaws and education.

CITY OF ROCHESTER
400 SIXTH STREET
ROCHESTER, MI 48307

PLANNING COMMISSION
REGULAR MEETING MINUTES
March 2, 2026

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 8:35 P.M.

Respectfully Submitted,
Rose McKinney, Building and Planning Clerk