

1. CALL TO ORDER AND ROLL CALL

A meeting of the City of Rochester Planning Commission (PC) was called to order on August 5, 2026, at 7:00 p.m. by Chairman Kendziuk.

PRESENT: Richard Kendziuk, Chairman
David Hardin, Vice Chairman
Debbie Jones, Mayor
Christian Hauser, Council Member
David Berletich, Commissioner
Jenna Campbell, Commissioner
Laura Murphy, Commissioner
Matt Stone, Commissioner

ABSENT: Dan Bachmann, 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

Lauren Coleman of 337 Griggs had a procedural question on the agenda in regard to 326 Albertson.

Tom Nabity Of 1017 Inglewood spoke about their request of 326 Albertson and are choosing to postpone their request. This will give them time to address all concerns and their business plan.

4. APPROVAL OF MINUTES

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

MOTION by Murphy supported by Berletich to approve the minutes of July 6, 2026.

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

Nays:

Absent: Bachmann

MOTION Carried.

5. PUBLIC HEARINGS

A. Notice of Public Hearing: 134 S. Main St: Site Plan Review for Facade Modification.

Given the structural necessity of the design change and compliance with relevant design standards, we recommend that the Planning Commission grant site plan approval of amendment #1 of the Brillati Family Office/134 S. Main Development, assuming that the previously noted conditions, listed below, are still met:

1. Coordination with the property owner to the south (120 S. Main) and the City prior to any vegetation cleaning in the alley.
2. City Administration approval of mural design prior to installation.

Roger Berant Architect was present and was looking for approval on the curved awning however was not opposed to the straight awning. The vegetation was all removed and the plan in place for the mural is planned at a later date.

The Public Hearing was opened at 7:19p.m.

There was no public online or in person.

Public Hearing was closed at 7:20 p.m.

The MOTION by Murphy supported by Berletich to approve the Site plan review and façade modification with the Straight awning to be built.

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

Nays:

Absent: Bachmann

MOTION Carried.

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

At the City's request we have reviewed a proposal from Joe Iacopelli to demolish a 4,837 sq. ft. e 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 eight conditions.

The applicant was unable to meet the parking requirements and has resubmitted requesting a reduction of the parking standard. This request received a preliminary review and discussion at the July 2026 Planning Commission meeting.

Their request of a parking waiver to fulfill that the final condition comes after a concerted effort to meet the requirement by other means. It is recommended the Commission make the final decision for site plan approval.

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

David Kleve of 124 Charles was present and spoke about parking concerns on his property.

Public Hearing was closed at 7:28 p.m.

Joe Iacopelli was present gave background on the one parking space and that an easement was not wanted in case there were future development opportunities for the landowner.

Brief discussion with changing to office to retail/mixed use and granting conditional approval based on use. There was a concern from Joe with office as there are so many vacant office buildings, the property is difficult to development. Joe stated he has a lot of time and money into the project since December.

MOTION by Jones supported by Stone to conditionally approve the Site plan review to allow the applicant to comply with the one parking space that is needed, with denying the parking waiver.

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

Nays:

Absent: Bachmann

MOTION Carried.

C. Notice of Public Hearing: 530 Pine St: Site Plan Review.

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 preliminary hearing for the site took place at the July 2026 Planning Commission meeting.

It is noted that the parking bollards at the Main St entrance were installed without approval. Parking islands containing the proposed camera poles are proposed at each entrance but would not block access or traffic flow for standard vehicles. It should be noted that the proposed camera system is an alternative to the gating system discussed in the Traffic Study provided.

While the proposed improvements to 530 Pine Street do not inherently fail to comply with the Zoning Ordinance, one of the key purposes of zoning is the maintenance of public health and safety. Therefore, it is recommended that site approval be granted, contingent on compliance with the requirements of the Fire Department, as included in the review letter and listed below: Remove the concrete entrance island located at the N. Main Street entrance to Rochester River Square, 530 Pine Street, in its entirety.

- Remove all bollards associated with the concrete island configuration at the Main Street entrance throat.
- Restore the entrance lane width to a minimum unobstructed width of 20 feet in compliance with IFC Section 503.2.1.
- Provide written confirmation of compliance to the Fire Chief upon completion of the removal.

James from Metropolis parking clarified that 10-foot poles could and would be used for the cameras.

Professor Pierre Attalah introduced his team, Dr. Pierre Attalah gave a presentation of the fire department's request. Martin from CBI Architect and Travis, Attorney, were also present. Travis discussed defects in the fire department memo and that other city documents were conflicting.

Discussion ensued to have Chief Scott at the next meeting to clarify and address issues at the next meeting. Possibly to have a meeting with all parties prior to the next Planning Commission Meeting.

MOTION by Hauser supported by Stone to postpone until applicant can meet with City Administration.

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

Nays:

Absent: Bachmann

MOTION Carried.

6. CONSIDERATIONS

A. Consideration 118 W 3rd St: Special Project & Site Plan Review, Request to set a Public Hearing

The existing building is a three-story Craftsman-style house that most recently operated for several decades as a tea house before closing. The proposed reuse includes office space on the ground floor with a two-bedroom residential apartment comprising the upper floors.

As stated in the project narrative provided by the applicant, this project advances several of the Master Plan's central themes, including providing a variety of housing types, preservation of Rochester's existing character, and rehabilitation of an underutilized building in the downtown.

The proposed use will have minimal impact on the surrounding area. As a structure that previously housed a commercial use, the proposed use will actually reduce the intensity of the site and serve as an appropriate transition between the core downtown and the neighboring residential uses.

Subject to the items listed in underlined comments on McKenna's letter dated July 29, 2026, being addressed, it is recommended that the Planning Commission schedule the project for public hearing of site plan and special project approval on the next available agenda.

Commissioner Jenna Campbell excused herself from this appeal due to conflict of interest. At this time Commission Hauser made a motion to excuse Commissioner Campbell due to conflict of interest.

MOTION by Hauser supported by Jones to excuse Commissioner Campbell from this request.

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

Nays:

Absent: Bachmann

Abstained: Campbell

MOTION Carried.

John Cambell was present and addressed concerns about any rotted wood. John gave some history of the property. A lighting plan is in place and will be complied with in updated plans for the public hearing.

MOTION by Murphy supported by Hauser to approve for a public hearing at the next available meeting.

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

Nays:

Absent: Bachmann

Abstained: Campbell

MOTION Carried.

B. Consideration: 326 Albertson St: Site Plan and Special Project Review.

This item was removed from the agenda by the applicants.

For clarification purposes the applicant will return for consideration with request for a public hearing, when the applicants are ready to return.

C. Consideration: 333 S. Main payment in lieu of parking

We are in receipt of a request from the new tenants of the former Che Belle Salon, located at 333 S. Main. The applicant is Beauty mark Spa and Wellness they are requesting a Special Exception for Payment in lieu of Parking.

The request for payment in lieu of parking is based on the conversion from office to med-spa that is proposed on the submitted floor plan. This unit of the property is credited with 2 parking spaces. This proposed use change will add 2 spa stations, requiring a total of 4 spaces. This change of use will put them into a parking deficit of parking by 2 spaces. They are now seeking a Special Exception for payment in lieu of providing for 2 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.

Eric Hyder was present representing the tenant. Eric spoke about the hours and said that the salon will be appointment driven with one appointment at one time.

MOTION by Hauser supported by Berletich to approve payment in lieu of parking for two spaces

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

Nays:

Absent: Bachmann

MOTION Carried.

- D. Consideration: 1120 N Main site plan review for facade modification Request to set a public hearing.

The applicant received Planning Commission approval in August 2024 for a Site Plan and Special Exception Use to construct the existing two-and-a-half-story mixed-use building, including office space on the first floor and residential units on the upper floors. The current request is limited to modifications to the building's exterior elevations.

The current application proposes the addition of eight windows on the second floor of the north elevation, two windows on the first floor of the north elevation, and a new door on the east elevation facing the parking lot. The proposed changes are generally consistent with the building's existing architectural style and do not alter the overall appearance of the approved development.

The addition of windows on the north elevation and a new entrance on the east elevation is compatible with the previously approved design and does not substantially alter the appearance of the building. Therefore, we recommend that the Planning Commission place the above-mentioned plan on the next available agenda for public hearing and consideration of site plan approval.

Zander, Architect was present explained the windows needed to be shifted due to the interior walls.

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

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

Nays:

Absent: Bachmann

MOTION Carried.

7.MISCELLANEOUS

Commissioner Hauser gave an update on the planning commission bylaws completion, and they may be ready for the next meeting.

Commissioner Hardin gave his update on the Design Standards.

Chairman Kenziuk gave information on the housing study and second street project and that it would be split into two committees.

Nik Banda, City Manager gave updates on the Collision shop, the old fieldstone winery. The Roxy has purchased Damarco's the Kalaj property is still in development. The Solaronics property is working on the dirt removal.

The City Calendar needs to be updated with the correct meeting dates for September and November meeting dates. September 8, 2026, and November 4, 2026, being the corrected dates.

8.PUBLIC COMMENT

There was no online public that wished to speak.

Audience member thanked the Commission for all the work they are doing to update policies etc.

9.ADJOURNMENT

Hearing there is no further business, the meeting was Adjourned at 9:35 P.M.

Respectfully Submitted,
Rose McKinney, Building and Planning Clerk