

1. CALL TO ORDER AND ROLL CALL

A meeting of the City of Rochester Planning Commission (PC) was called to order on November 4, 2024, at 7:00 p.m. by Chairman Gassen.

PRESENT: David Gassen, Chairman  
Christian Hauser, Vice Chairman  
Stuart Bikson, Mayor  
Dan Bachmann, Commissioner  
Jessica Clauser, Commissioner  
Richard Kendziuk, Commissioner  
Laura Murphy, Commissioner  
Matt Stone, Commissioner

ABSENT: Eric Lord, Commissioner  
Jeff Kragt, City Attorney

quorum was present.

Also Present: Nik Banda, City Manager  
Vidya Krishnan, McKenna Planner (Zoom)  
Jeremy Peckens, Planning and Zoning Administrator  
Rose McKinney, Planning Clerk (Zoom)

2. PLEDGE OF ALLEGIANCE

Chairman Gassen 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 October 7, 2024.

MOTION by Bikson supported by Murphy to approve the minutes of October 7, 2024.

Ayes: Gassen, Hauser, Bikson, Bachmann, Clauser, Kendziuk, Murphy, Stone

Nays:

Absent: Lord

MOTION Carried.

5. PUBLIC HEARINGS

- A. 223 S. Main St – Request for payment in lieu of parking requirements for three (3) spaces.

City Manager Nik Banda gave the overview for this request and explained the difference of this request versus the previous owner/tenant winery. Nik is recommending approval for three spaces.

The petitioner was present.

Chairman Gassen opened the public hearing at 7:05 p.m.

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

Chairman Gassen Closed the public hearing at 7:05 p.m.

Motion by Hauser Supported by Member Stone

Ayes: Gassen, Hauser, Bikson, Bachmann, Clauser, Kendziuk, Murphy, Stone

Nays:

Absent: Lord

MOTION Carried.

- B. Consideration of 630 Main St. (Paul's on Main) – Request for site plan approval for modifications to existing patio structure and the installation of a new pergola.

Vidya, McKenna planner gave an overview of the proposed request. The Awning will be metal bronze in color. The pergola will be operable above for entry and exit to allow protection from the elements. The brick/cement will be painted. It is recommended for site plan approval for a façade change with the following condition that there be a submission of signage for administration approval.

The applicant was present.

Chairman Gassen opened the public hearing at 7:10 p.m.

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

Chairman Gassen Closed the public hearing at 7:11 p.m.

Motion by Kendziuk Supported by Member Clauser

Ayes: Gassen, Hauser, Bikson, Bachmann, Clauser, Kendziuk, Murphy, Stone

Nays:

Absent: Lord

MOTION Carried.

- C. 500 E. 2nd St. RARA – request for Site Plan approval for an addition of a covering for the main walkway.

Vidya, McKenna planner gave her overview of the project. A metal blue awning with a wood ceiling that will have recessed lights is proposed. Snow bars will be installed to prevent snow falling into the barrier free parking area. Flood lights are currently on the premises and need to be shielded and placed downward. It is recommended for approval with the exception of the lights to be shielded and placed downward.

The applicant was present.

Chairman Gassen opened the public hearing at 7:15 p.m.

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

Chairman Gassen Closed the public hearing at 7:15 p.m.

Motion by Bikson Supported by Member Stone

Ayes: Gassen, Hauser, Bikson, Bachmann, Clauser, Kendziuk, Murphy, Stone

Nays:

Absent: Lord

MOTION Carried.

## 7. CONSIDERATIONS:

Consideration of 339 East Street – a 3- story mixed use development (retail on first floor and office uses on top two floors), at the former site of Moon River Soap Company. Request for Site Plan Approval and Payment in Lieu of Parking.

Vidya, Mckenna, has reviewed this consideration multiple times. The feedback was to adjust the color of the brick to make the building more uniform with the surrounding area. Additional information was requested by the commission regarding parking in lieu of spaces and if there was enough parking available. The applicant is grandfathered in for a certain number of parking spaces from previous use and thirty spaces are needed. It is recommended that the planning commission approve the request with the stipulations in the Mckenna letter dated August 26, 2024.

Jeremy Peckens, planning and zoning administrator, gave his overview of the parking study that was conducted. A GIS system is being worked on to provide better data in the future.

Brief discussion ensued with the parking study that was conducted and the averages of the numbers. Data was not conducted on weekends as offices are not open and staff were not available.

The applicant Palo Longo was present to answer any questions that the commission may have.

Discussion ensued regarding the thirty parking in lieu of spaces needed and if a precedence was being set for other future developments. This site is always going to need parking, will the parking in lieu hinder future development. The parking study can be extended but there is not a time frame on the GIS portion to acquire additional data. The parking study needs to include evening and weekend hours. Could a list of businesses be provided with other restaurants that have parking in lieu of.

Motion by Hauser Supported by Mayor Bikson to table for the city to provide the additional parking hours to include hours of operation as well as the weekends and a list of current parking in lieu of businesses. Also, for site plan to include the design changes.

Ayes: Gassen, Hauser, Bikson, Bachmann, Clauser, Murphy, Stone

Nays: Kendziuk

Absent: Lord

MOTION Carried.

Scott Beaton of 655 Bolinger, Rochester Hills presented a rendering he created and spoke about the project.

#### 8.MISCELLANEOUS

Zoning Board of Appeals Request for Re-consideration of Article 21 Sec.2102 (b) and Article 21 Sec.2116 (b) (2).

City Manager Nik Banda discussed for the commission to reconsider the ordinance on the side entry garages to face the front of the house along with rescinding the ordinance on grade requirements that coincide.

#### 9.PUBLIC COMMENT

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

#### 10.ADJOURNMENT

Hearing there is no further business to discuss, the meeting was Adjourned at 8:48 P.M.

Respectfully Submitted,  
Rose McKinney, Building and Planning Clerk