CITY OF ROCHESTER
400 SIXTH STREET
ROCHESTER, MI 48307

PLANNING COMMISSION
REGULAR MEETING MINUTES
September 7, 2023

---

1. CALL TO ORDER AND ROLL CALL

A meeting of the City of Rochester Planning Commission (PC) was called to order on September 7, 2023, at 7:00 p.m. by Chairman McGee.

PRESENT: Dennis McGee, Chairman
Stuart Bikson, Mayor
Christian Hauser, Vice Chairman
Richard Kendziuk, Commissioner
Sara King, Commissioner
Steve Sage, Secretary/Council Member

ABSENT: David Gassen, Commissioner
Eric Lord, Commissioner
Matt Stone, 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, Planning Clerk (Zoom)

2. PLEDGE OF ALLEGIANCE

Chairman McGee led the reciting of the Pledge of Allegiance.

3. PUBLIC COMMENT NON-AGENDA ITEMS

There was no public present or online that wished to speak.

4. APPROVAL OF MINUTES

A. Consideration of the Minutes of the Planning Meeting of August 07, 2023.

MOTION by Member Bikson, Supported by Kendziuk to approve the minutes of August 07, 2023, As Amended.

1. Item D Change Penicillin to Bicillin.
2. Item E Lord listed twice under Ayes and Nays.

Ayes: McGee, Bikson, Hauser, Kendziuk, King, Sage
Nays:
Absent: Gassen, Lord and Stone

MOTION Carried.

5. PUBLIC HEARINGS

A. Pfizer -1200 Parkdale- Temporary Trailer.

City Manager Nik Banda gave the overview of the temporary trailer. The need for the facility to make Bicillin being that there is a shortage. The proposed area is the perfect spot for the temporary trailer. There should not be any restoration after the trailer is removed.

Dave Becker from Grand River construction was present and stated the trailer is expected to be there at least 18 months.

Chairman McGee opened the Public Hearing at 7:09 p.m.

There was no public present or online that wished to speak.

Jeremy Peckens, Planning and Zoning Administrator read an email into the record from Juliann DiTommmaso who was in support of the temporary trailer.

Chairman McGee closed the Public Hearing at 7:12 p.m.

MOTION by Member Bikson, Supported by King to approve the temporary trailer for two years.

Ayes: McGee, Bikson, Hauser, Kendziuk, King, Sage
Nays:
Absent: Gassen, Lord and Stone

MOTION Carried.

6. CONSIDERATIONS:

A. Frank Rewold & Sons – 333 East 3rd Street. – Special Project

Vidya McKenna Planner gave her overview of the proposed project. Since the last meeting the applicant was provided feedback on parking, landscaping, and sidewalks. The applicant has made changes to the landscaping and sidewalks. The building size has dropped from 33,132 Square feet down to 28,000 square feet. The building floor size has increased from 94 to 120 feet. Parking has been reduced by 26 spaces; the traffic light has been eliminated. It is recommended that the planning commission place this item for a public hearing on your next agenda.

Chris Allor the Architect was present for the Rewold Family. A small trail is proposed to tie in with the area. The building was inspired by the Mills and the Rewold's wanted a building that would fit in that area of Rochester.

Bill Mesta, CFO, was also present on behalf of Rewold's. This will be Rewold's 5th project they have developed and own. We are bringing in construction work along with jobs. There will be an accounting firm, restaurant, and market.

Commissioner King inquired if the sidewalks could be softened to accommodate the bikes that come in off the trails. Could the handicap parking be moved closer to the restaurant area. Chris stated they could investigate moving some of the spaces.

Commissioner Hauser thanked the petitioner for being responsive to the Planning Commissions prior concerns and that the development will be a nice addition to that area.

Commission members inquired if more parking islands can be placed along with maybe some brick on the corner to soften the look. It would be nice if bike racks were also placed in the area being close to the Farmer's Market.

MOTION by Member Hauser, Supported by Kendziuk to approve the Public Hearing for the October Planning Commission Meeting.

Ayes: McGee, Bikson, Hauser, Kendziuk, King, Sage
Nays:
Absent: Gassen, Lord and Stone

7.MISCELLANEOUS

Jeremy Peckens, Planning and Zoning Administrator informed the Commission of the upcoming meeting on Sept. 21 for the parks and recreation master plan. City Administration will also be out this weekend on the first community engagement in the park at Arts and Apples.

City Manager Nik Banda gave an overview of the upcoming marijuana proposal. Brief discussion with Commission on the Rules and Regulations of the next steps that could take place.

8.Public Comment

There was no public present or online that wished to speak.

9.UPCOMING AGENDA ITEMS:

There will be two meetings in September and October 2023.

10.ADJOURNMENT

Hearing no further business to discuss the meeting was Adjourned at 8:10 P.M.

Respectfully Submitted
Rose McKinney, Building and Planning Clerk