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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 April 1, 2024, at 7:00 p.m. by Vice Chairman Hauser.

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

ABSENT: Dennis McGee, Chairman  
Eric Lord, Commissioner

quorum was present.

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

2. PLEDGE OF ALLEGIANCE

Vice Chairman Hauser led the reciting of the Pledge of Allegiance.

3. PUBLIC COMMENT NON-AGENDA ITEMS

Jane Turner of 712 Parkdale called and asked that the Notify Me alerts start again. The alerts will Continue in future.

4. APPROVAL OF MINUTES

A. Consideration of the Minutes of the Planning Meeting of March 4, 2024.

MOTION by Kendziuk, Supported by Gassen to approve the minutes of March 4,2024 as amended see below.

MOTION by Bikson, Supported by Kendziuk to approve the minutes of February 5,2024 as amended: correct item that states a Quorum was present to a Quorum was not present.

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

Nays:

Absent: Chairman McGee,and Lord

MOTION Carried.

5. PUBLIC HEARINGS

A. Oak Street Design: 114 West 3<sup>rd</sup> St. – Approval of façade change – Public Hearing.

Vidya, McKenna Planner gave her overview of the facade change. The rear entrance cannot be barrier free and therefore the front entrance will be used for barrier free and will be ADA compliant. This site is grandfathered in for seven parking spaces, six spaces are required for this site. There are four spaces on the north side it is recommended that those spaces be restriped. Trash cans will be stored under the stairway and there is a community trash enclosure to the north of the site. No changes will take place at the rear of the building. East and South facades are where changes will be made. Glass blasting will be done to restore the original brick, if that does not work the building will be painted. The arches will be maintained, front new columns with wood trim. Light fixtures will be facing upward to shine on building and not into the night sky. The addition of the planter will enhance the area. The signage will need to be submitted to management. It is recommended that the Planning Commission approve the proposed façade changes with the following three stipulations.

1. Restriping of the parking spaces.
2. The lights are directed at the building wall and not the night sky.
3. Submission of Signage to administration.

A brief discussion took place about barrier free parking using the front entrance and back entrance. When you have a barrier free space there needs to be ramp accessible entrance. The four spaces in the back are non-barrier free.

John Campbell of Oak Street Design was present. John stated that since they are not redoing the parking lot they did not need barrier-free parking. The front entrance will be used for Barrier free. The back door building area would have to be redone by tearing down the back side of the building and rebuilding. There is also a grade issue, that is why the front entrance will be used. Their intent is to grow their team and not sublease an area out which would only consist of one office.

Vice Chairman Hauser stated that the Commission received two letters of support for this development.

Vice Chairman Hauser opened the Public Hearing at 7:21 p.m.

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

Vice Chairman Hauser closed the Public Hearing at 7:21 p.m.

MOTION by Gassen, supported by Stone to approve the façade change with the following stipulation for the Building Official and Applicant to work together on a barrier free parking space if it is required.

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

Nays:

Absent: Chairman McGee, and Lord

MOTION Carried.

6. CONSIDERATIONS:

A. Chomp- 105 E Second St – Payment for parking in Lieu of for two spaces.

City Manager, Nik Banda gave the overview of the Chomp expansion.

MOTION by Gassen, supported by Bachmann to set the public hearing to the next available meeting for parking in lieu of.

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

Nays:

Absent: Chairman McGee, and Lord

MOTION Carried.

7. MISCELLANEOUS

A. Initial Discussion on Short Term Rentals

City Manager, Nik Banda gave his overview of the Ordinance Amendment. The City of Rochester has about 580 rental homes. The City of Rochester adopted a rental inspection ordinance and put a program in place.

City Attorney Jeff Kragt explained the two separate ordinances which are the Zoning Code and the City Code. The Zoning Code starts with the Planning Commission. In the packets tonight you have an amendment of the current rental ordinance which is the City Code. The second Zoning code is also in your packet.

The Rental Ordinance covers the entire city. The second ordinance is a subset which does not exist yet and will cover the short-term rentals in the City of Rochester. Inspections would be yearly

Verses every time a tenant changes. Short-term rentals would need ample parking, cannot be destructive and must follow the noise and city ordinances. Jeff finished going over each section of the proposed ordinance and the steps to adopting the ordinance.

Fire Chief Cieslik went over the current rental program procedures. Sixty to seventy five percent of blight cases are mostly due to rental properties. Complaints usually occur during the big bright light show and summertime. Most of the time the residents are the ones that alert us of issues.

Discussion ensued about which zoning districts short term rentals would be allowed in. There would be no impact on long-term rentals. Rental times and renting to family members were also discussed. A recommendation was made to remove trailers being allowed. Chief Cieslik stated there are other City Ordinances that control where a trailer can be parked. Any issues with short-term rentals will be complaint driven. A City-wide ban would not be prohibited on short term rentals as you would have to provide the appropriate zoning to where something could be allowed. Exclusions are hard to make legally. Parking concerns were also discussed and addressed.

MOTION by Bikson, supported by Gassen to approve this ordinance amendment to a public hearing.

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

Nays:

Absent: Chairman McGee, and Lord

MOTION Carried.

#### 8.PUBLIC COMMENT

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

#### 9.UPCOMING AGENDA ITEMS:

120 S. Main, Solaronics and South Street projects are all up and coming.

Vice Chair Hauser stated that a meeting about the Solaronics property had taken place between residents and the developer, and he has received emails. It was asked if the administration could forward those emails to the developer.

#### 10.ADJOURNMENT

Hearing there is no further business to discuss, the meeting was Adjourned at 9:04 P.M.

Respectfully Submitted,  
Rose McKinney, Building and Planning Clerk