
1. CALL TO ORDER AND ROLL CALL

A meeting of the City of Rochester Planning Commission (PC) was called to order on February 3, 2025, at 7:00 p.m. by Chairman Gassen.

PRESENT: David Gassen, Chairman
Nancy Salvia, Mayor
Dan Bachmann, Commissioner
Jessica Clauser, Commissioner
Richard Kendziuk, Commissioner
Laura Murphy, Commissioner
Matt Stone, Commissioner

ABSENT: Christian Hauser, Vice Chairman

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

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 January 6, 2025.

MOTION by Mayor Salvia supported by Murphy to approve the minutes of January 6, 2025.

Ayes: Gassen, Salvia, Bachmann, Clauser, Kendziuk, Murphy, Stone

Nays:

Absent: Hauser

MOTION Carried.

5. PUBLIC HEARINGS

There were no public hearings at this meeting.

6. CONSIDERATIONS

Discussion of the next steps in the Master Plan approval process.

City Manager, Nik Banda went over the next steps that will take place to complete the master plan approval process.

Vidya, McKenna planner went over the changes that will take place with the zoning districts. The zoning map was shared on the screen. DD Edge 1 and DD Edge 2 definitions were explained. RM1 and RM2 were also explained, some emails from residents were received for clarification. RM1 will be thirty feet with two and half stories. RM2 will be twenty-five feet and two and half stories. Industrial districts were discussed that are along Woodward and the south side of south street. The pharmaceutical companies on Parkdale are zoned research tech along with the area along the Clinton River.

Commission inquired if changes will be made to reflect a correct map. Vidya stated that the map and the text will be cleaned up with corrections for the commissions next packet. All information will be clarified in the updates. Question was also asked about the height allowed in mixed use 1, not to exceed two and half feet in stories and thirty-five feet.

When an area is rezoned, the non-conforming areas are still allowed. Any future use of the parcel must conform to the new zoning use.

Vidya is recommending a motion for a public hearing on the four remaining districts which are RM1 – Mixed use, RM2, Light Industrial and the Research District. Chairman Gassen clarified a public hearing was already set; City Manager Nik Banda confirmed.

City Attorney Jeff Kragt stated that since there are new commission members just to clarify that the master plan does not have to be redone every five years. Changes can be made as needed.

Vidya stated that any commission member that has questions please feel free to contact her with your concerns or questions.

Cody Smith of 528 Ludlow inquired about non-conforming uses with the 365-day rule. Vidya stated that you cannot substitute one non-conforming use for another non-conforming use, and you cannot add onto the use. A current bump shop that goes to a bump shop with car sales would not be allowed. The second part of Cody's question is why one area can be changed to residential, and another area can be changed to research tech. Vidya explained the rules on deviating from the master plan. Typically, a rezoning must always be in compliment to the master plan if you deviate you need to have adequate justification.

CITY OF ROCHESTER
400 SIXTH STREET
ROCHESTER, MI 48307

PLANNING COMMISSION
REGULAR MEETING MINUTES
February 3, 2025

8.MISCELLANEOUS

There were no items for discussion.

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 7:42 P.M.

Respectfully Submitted,
Rose McKinney, Building and Planning Clerk