

1. CALL TO ORDER AND ROLL CALL

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

PRESENT: David Gassen, Chairman  
Christian Hauser, Vice Chairman  
Nancy Salvia, Mayor  
Dan Bachmann, Commissioner  
Jessica Clauser, Commissioner  
David Hardin, Commissioner  
Richard Kendziuk, Commissioner  
Laura Murphy, Commissioner

ABSENT: Matt Stone, Commissioner

quorum was present.

Also Present: Nik Banda, City Manager  
Jeff Kragt, City Attorney (Zoom)  
John Jackson, McKenna Planner  
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

Greg Pannone of 86 Mill St. Inquired when the Clinton River Trail would be repaired.

4. APPROVAL OF MINUTES

A. Consideration of the Minutes of the Planning Commission Meeting of June 2, 2025.

MOTION by Hauser supported by Murphy to approve the minutes of June 2, 2025.

Ayes: Gassen, Hauser, Salvia, Bachmann, Clauser, Hardin, Kendziuk, Lord, Murphy

Nays:

Absent: Stone

MOTION Carried.

5. PUBLIC HEARINGS

A. Notice of Public Hearing: 210 Diversion Street – Special Project & Site Plan Review Revisions

John Jackson, McKenna planner, was present and gave an overview of this project. Balconies were slightly enlarged along with a garage. Additional landscaping is being proposed near the garages.

Jim Eppink was present and provided a slide show on the screen addressing the project and addressing questions about the property changes. One hundred and eighty-two feet of Watermain is expected to be replaced. Land clearing is hopefully set for this fall.

Chairman opened the public hearing at 7:24 p.m.

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

Chairman closed the public hearing at 7:24 p.m.

MOTION by Hauser supported by Salvia to approve with the four stipulations.

1. Providing the City with a copy of property transfer and all recorded landscaping, grading, and maintenance easements prior to issuance of building permits.
2. City Council and DPW approval of proposed landscaping within Diversion Road right-of-way.
3. Payment into the City's tree fund in lieu of replacement for 9 trees if not already done.
4. Approval of proposal signage by City Administration prior to installation.

Ayes: Gassen, Hauser, Salvia, Bachmann, Clauser, Hardin, Kendziuk, Lord, Murphy

Nays:

Absent: Stone

MOTION Carried.

B. Notice of Public Hearing: 125 S. Main – Request for Special Exception for Payment in Lieu of Parking.

Mayor Salvia gave an update regarding the Parking Commission Meeting on June 10, 2025.

Jeremy Peckens gave a brief overview of the request. Jeremy also went over all the parking in lieu of requests that are pending.

Brief discussion ensued with the parking capacity downtown. The request is for seven spaces.

Chairman opened the public hearing at 7:35 p.m.

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

Chairman closed the public hearing at 7:35 p.m.

MOTION by Salvia supported by Bachmann to approve as requested.

Ayes: Gassen, Hauser, Salvia, Bachmann, Clauser, Hardin, Kendziuk, Lord, Murphy

Nays:

Absent: Stone

MOTION Carried.

## 6. CONSIDERATIONS

### A. Consideration of 401 S. Main – Site Plan Approval, Façade Change and Parking in Lieu of Parking Requirements.

John Jackson, McKenna planner gave an overview of the request. An Addition for a partial second floor on the rear of building away from main Street door seating area is proposed. Additional lighting will be at the rear of the building also additional seating inside. Additional parking is needed; the outdoor seating is exempt from the parking requirement.

Mark, Owner from D'Marcos was present. Mark explained that during the summer months the main dining area is slower. The Tequila bar is constant and has a limited menu. D'Marco's is more winter driven. The rooftop area will bring in more patrons during the summer months. Will be a different simple menu.

Roger Young, Architect, was present and presented a slide show for the Commission of the proposed changes.

Brief discussion ensued with the platform seating that used to be there and the parking requirements. The panels were also addressed on the roof top. The Fire Department has reviewed the plans. Trash pickup is already existing.

MOTION by Hauser supported by Salvia to approve a public hearing at the next available meeting addressing the Comments in the packet.

Ayes: Gassen, Hauser, Salvia, Bachmann, Clauser, Hardin, Kendziuk, Lord, Murphy

Nays:

Absent: Stone

MOTION Carried.

- B. Consideration to Amend the City of Rochester Official Zoning Map, in Accordance with the Michigan Zoning Enabling Act Pub Act.

John McKenna, planner, gave a brief overview of the previous meetings and changes that have been made and to set for a public hearing.

Discussion ensued with the Commission that more time was needed to look over the 182 pages and the Commission will email their questions that can be answered before the public hearing.

**MOTION by Hauser supported by Salvia to approve for a public hearing.**

**Ayes: Gassen, Hauser, Salvia, Bachmann, Clauser, Hardin, Kendziuk, Lord, Murphy**

**Nays:**

**Absent: Stone**

- C. Consideration of Ordinance Amendment allowing for Limited Retail Use in Industrial Zoning Districts.

Jeff Kragt City Attorney discussed the ordinance before the Commission. The Ordinance will allow limited retail use in the Industrial District and Jeff explained the three options.

1. Principal permitted use that does not need approval.
2. Accessory use permitted and associated with principal use may need Planning Commission approval.
3. Special Exception could be controlled with a workable use and requires Planning Commission approval.

With twenty-five percent retail allowed parking should not be an issue. The ordinance would allow parking lots, and the area repaired and fixed before retail could take place

Brief discussion ensued with the Commission on some concerns or clarifications on the proposed ordinance regarding parking and uses.

**MOTION by Hauser supported by Salvia to approve for a public hearing.**

**Ayes: Gassen, Hauser, Salvia, Bachmann, Clauser, Hardin, Kendziuk, Lord, Murphy**

**Nays:**

**Absent: Stone**

D. Zoning Board of Appeals Recommendations.

Nik Banda, City Manager discussed ordinance changes for the following items garages, porches and the building height on homes. When the Zoning Board starts to see the same appeals, it usually means that it is time to revisit the ordinances.

Brief discussion on suggestions for the ordinances on the garages, porches and building height.

MOTION by Salvia supported by Clauser to provide direction for the administration to work with the Attorney and City Planner on the ordinances.

Ayes: Gassen, Hauser, Salvia, Bachmann, Clauser, Hardin, Kendziuk, Lord, Murphy

Nays:

Absent: Stone

7.MISCELLANEOUS

There were no items at this meeting

8.PUBLIC COMMENT

Jan Yezak 986 Churchill spoke on behalf of the women's assistance league asked that the limited retail be allowed in light industrial.

Fire Chief Cieslik encouraged residents to "See Click Fix" to report any Code Enforcement Issues.

9.ADJOURNMENT

Hearing there is no further business to discuss, the meeting was Adjourned at 9:31 P.M.

Respectfully Submitted,  
Rose McKinney, Building and Planning Clerk