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1. CALL TO ORDER AND ROLL CALL

Chairman Gassen and Vice Chairman Hauser were absent, the commission approved Mayor Salvia to Chair the meeting.

A meeting of the City of Rochester Planning Commission (PC) was called to order on August 4, 2025, at 7:00 p.m. by Mayor Salvia.

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

ABSENT: David Gassen Chairman  
Christian Hauser, Vice Chairman

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

Mayor Salvia 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.

City Manager Nik Banda addressed recent public concerns regarding 543 North Main, specifically the Atallah Center. After withdrawing his project proposal, the owner focused on code compliance. Repairs were conducted on the deteriorating parking deck, and ongoing weekly updates are taking place with code enforcement. Plans should be forthcoming as there is a stop work order.

4. APPROVAL OF MINUTES

A. Consideration of the Minutes of the Planning Commission Meeting of July 7, 2025.

MOTION by Murphy supported by Bachmann to approve the minutes of July 7, 2025.

Ayes: Salvia, Bachmann, Clauser, Hardin, Kendziuk, Lord, Murphy, stone

Nays:

Absent: Gassen, Hauser

MOTION Carried.

5. PUBLIC HEARINGS

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

Vidya, McKenna Planner gave her overview of the proposed project. Twenty-three additional parking spaces are needed. No additional landscaping is being added as there is no room. Any additional signage needs to be submitted to administration. Some of the HVAC equipment will be moved and some will be added, it will not be visible from main street and equipment will be screened. It is recommended for approval with the following three stipulations.

Clarification on the two parking spaces, Recommend to city council for payment in lieu of. Submission for future signage to City Administration.

Mark, architect, was present and addressed any concerns and the design of the project.

Mayor Salvia opened the public hearing at 7:24 p.m.

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

Mayor Salvia closed the public hearing at 7:25 p.m.

Discussion included concerns about platform dining, parking demand, and aesthetic compatibility. Commissioners generally supported the project, with considerations to:

- Restrict platform dining in future
- Require administrative review of future signage
- Approve 23 parking spaces in lieu of

MOTION by Clauser supported by Kendziuk to approve Site plan and parking in lieu of.

Ayes: Salvia, Bachmann, Clauser, Hardin, Kendziuk, Lord, Murphy, stone

Nays:

Absent: Gassen, Hauser

MOTION Carried.

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

Clarification provided by Vidya Krishnan on replacing "special exception" with "conditional use" throughout the ordinance for consistency. The Commission discussed adult-oriented businesses, mobile home parks, and building height flexibility.

Mayor Salvia opened the public hearing at 7:45 p.m.

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

Mayor Salvia closed the public hearing at 7:46 p.m.

No objections to proposed text amendments. Clarification requested on:

- Future clean revised copy distribution
- Impact on skyline compatibility
- Adult-oriented business zoning location

MOTION by Bachmann supported by Stone to approve text amendment revision to City Council with the following stipulations

1. Under CBDG 1103 paragraph five Move adult-oriented business to Light Industrial.
2. Allow City Attorney to complete any clerical corrections.

Ayes: Salvia, Bachmann, Clauser, Hardin, Kendziuk, Lord, Murphy, stone

Nays:

Absent: Gassen, Hauser

MOTION Carried.

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

City Attorney Jeff Kragt gave an overview of the limited retail use.

Mayor Salvia opened the public hearing at 8:05 p.m.

Janet Yezek of 986 Churchill Cir. Spoke about the adult bookstore in LI, how does that fit in with limited retail use. Mayor Salvia stated that she would take this as a public comment. Janet supports the limited retail use.

Mayor Salvia Closed the public hearing at 8:06 p.m.

MOTION by Clauser supported by Kendziuk to amend by striking out serving only customer clients or patrons.

Commissioner Bachmann pointed out another sentence that conflicts with motion. The last sentence of paragraph B.

Motion by Clauser supported by Kendziuk to amend by adding the strikeout of Paragraph B.

Ayes: Salvia, Bachmann, Clauser, Hardin, Kendziuk, Lord, Murphy, stone

Nays:

Absent: Gassen, Hauser

MOTION Carried.

## 6. CONSIDERATIONS

### A. 313 S Street – Request for Site Plan Approval and Façade Change

Vidya McKenna Planner gave an overview of the proposed project. The existing block on the building will be painted, Black metal panel and white coping will be used at the top. The improvements will give a more modern appearance. Landscaping on the print is not what is proposed. Sign details will be submitted to administration at a later date. All the variances needed were granted by the Zoning Board of Appeals.

Peter, architect of Design Haus was present, and the landscaping plan will be updated. The client is using the building for storage/warehousing.

MOTION by Murphy supported by Stone to approve for a public hearing at the next available meeting.

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

Nays:

Absent:

MOTION Carried.

### B. 120 S. Main St – Request for Site Plan Approval and Façade Change

Mayor Salvia read a letter from Commissioner Hauser for the record and for clarification.

Discussion ensued about classification as medical or professional use under current zoning.

Vidya, McKenna planner gave her overview. Trash area will need to be addressed. Property line dimensions need to be present along with parking striping. A Landscape plan is needed along with a tree plan. Lighting needs verification. All the colors need to be finalized. The project is recommended for a public hearing at your next available meeting.

Travis and James Riley were present the contamination is in the soil and not in the building that they are aware of. The offices will be open from 5:00 a.m. to 8:00 p.m.

Commissioners supported the proposed renovation, citing compatibility, walkability, and public need. Concerns raised over proper zoning procedures. Vidya Krishnan suggested either:

- Conditional rezoning
- Special project designation

Commissioners preferred the special project path due to zoning conformity.

Discussion ensued to clarification on uses as in medical offices verses Professional use. Vidya stated Stated that the planning commission has not set a precedence and all applicants have been treated the same.

Petitioner Bachmann asked the petitioner if he would be willing to change to special project. The Petitioners stated they would.

Mayor Salvia thanked the petitioner for working with the city.

MOTION by Bachmann supported by Murphy to approve a public hearing at the next available Meeting.

Ayes: Salvia, Bachmann, Clauser, Hardin, Lord, Murphy, Stone

Nays: Kendziuk

Absent: Gassen, Hauser

MOTION Carried.

#### 7.PUBLIC COMMENT

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

8.MISCELLANEOUS

City Clerk Leanne O'Connor asked the Planning Commission to move the November 5, 2025, meeting to Wednesday due to elections, and every first Wednesday in November moving forward.

MOTION by Stone supported by Murphy to approve of a public hearing at the next available meeting.

Ayes: Salvia, Bachmann, Clauser, Hardin, Kendziuk, Lord, Murphy, stone

Nays:

Absent: Gassen, Hauser

MOTION Carried.

Commissioners discussed zoning impacts of adult-oriented business. Vidya can provide the commission with business spacing and a GIS analysis to determine viable zoning options.

9.ADJOURNMENT

Hearing there is no further business to discuss, the meeting was Adjourned at 9:35 P.M.

Respectfully Submitted,  
Rose McKinney, Building and Planning Clerk