CITY OF ROCHESTER
400 SIXTH STREET
ROCHESTER, MI 48307

PLANNING COMMISSION
REGULAR MEETING MINUTES
April 3, 2023

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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 3, 2023, at 7:00 p.m. by Chairman McGee.

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

ABSENT: Matt Stone, Commissioner

quorum was present.

Also Present: Nik Banda, City Manager
Jeff Kragt, City Attorney (Zoom)
Vidya Krishnan, McKenna Planner (Zoom)
Lee Ann O'Connor City Clerk (Zoom)
Brian D'Annunzio, Deputy City Clerk

2. PLEDGE OF ALLEGIANCE

Chairman McGee led the reciting of the Pledge of Allegiance.

3. PUBLIC COMMENT NON-AGENDA ITEMS

There was no public to be heard.

4. APPROVAL OF MINUTES

A. Consideration of the Minutes of the Planning Meeting of March 16, 2023.

MOTION by Member Bikson supported by Sage to approve the Minutes of March 16, 2023, as presented.

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

MOTION Carried.

5. PUBLIC HEARINGS:

A. Consideration of Ordinance Amendment - Section 2115 - Special Project Approval Standards.

City Attorney Jeff Kragt gave an overview of the Ordinance Amendment.

Chairman McGee stated this was a change from the Joint meeting with Council and was not sure he wanted to proceed with this request. City Manager Banda stated he would rather the Commission Vote no than stop the process. Discussion ensued between Commission members on the Ordinance Amendment and discussion of the elevator property.

McKenna Planner, Vidya displayed a map showing the boundary lines.

Chairman McGee opened the public hearing at 7:29 p.m.

There was no public to be heard.

Chairman McGee closed the public hearing at 7:30 p.m.

MOTION by Member Bikson Supported by Gassen to approve and recommend to City Council with corrected language, adjacent to special project overlay district boundary line.

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

MOTION Carried.

B. Consideration of Ordinance Amendment to Section 2807 - dumpster and trash storage enclosures.

City Attorney Jeff Kragt gave the overview of the dumpster and trash storage enclosures. This Ordinance would allow the Building Official to approve alternative materials for sites not coming before the commission.

Commission Gassen had a concern of delegating alternative materials onto the Building Official. City Manager Nik Banda stated that the Building Official cannot sign off until Planning Signs off first.

Chairman McGee opened the public hearing at 7:44 p.m.

Will Coretrick a resident of Great Oaks inquired if this ordinance pertained to the garbage carts. City Manager Banda stated only would apply to actual dumpsters.

There was no other public to be heard.

Chairman McGee closed the public hearing at 7:46 p.m.

C. MOTION by Member Lord Supported by Hauser to approve Consideration of Ordinance Amendment to Section 2807 - dumpster and trash storage enclosures.

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

Motion carried.

D. Brown Iron 265 E Second St. - Site Plan and Special Exception for parking in lieu of.

Vidya, McKenna Planner gave her overview of the site plan. This site is an existing non-conforming structure. Access and circulation were the biggest challenges of this site. The dumpster was addressed at the last Meeting, there is not another area to move the dumpster without effecting parking. The Applicant is proposing twenty-three parking spaces with twenty seven spaces needed leaving a shortage of four parking spaces. It is recommended that the Planning Commission approve with the following conditions.

1. Payment in lieu of four parking spaces.
2. Address issue of the shared parking in the Farmers Market lot.
3. Replacement of new dumpster gates wood or vinyl to match building.
4. City to approve all signage for the location.

Commissioner King inquired about the Handicap parking and if only one space was needed. Vidya stated only one was needed.

The Applicant Patricia was present and spoke about the properties she owns in the area. Brown Iron is a family-owned business that opened in 2015. Brown Iron was named as one of the top fifty companies in the state. Brown Iron has a location in Washington Twp and Royal Oak. Patricia stated she has been looking for 5 years for a property in Rochester. Neither of the other locations have had any police issues.

Chairman Mcgee mentioned that the planner marked 4 conditions and wanted to make sure the applicant was aware of those conditions. Patricia stated she was aware of the conditions and understood the four spaces.

Chairman McGee opened the public hearing at 8:09 p.m.

There was no public to be heard.

Chairman McGee closed the public hearing at 8:10 p.m.

MOTION by Member Gassen Supported by Sage to approve four parking spaces for parking in lieu of.

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

Motion Carried.

MOTION by Member Kendziuk Supported by Gassen to approve for site plan and special exception. Handicap parking Symbol to move to the other side.

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

Motion Carried.

E. Bitter Tom's - 329 S. Main - Special Exception for Parking in Lieu of.

City Manager Nik Banda gave an overview of the request for Bitter Tom's Tasting Room.

Tom Bosley was present and stated he has a full kitchen at the Lake Orion location and a manufacturing facility in Rochester Hills.

Chairman McGee opened the public hearing at 8:15 p.m.

There was no public to be heard.

Chairman McGee closed the public hearing at 8:16 p.m.

MOTION by Member Lord Supported by King to approve Parking in Lieu of with four spaces.

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

Motion Carried.

F. The Downtown Inn (f.k.a., the Spartan Hotel) - 1100 N. Main St. - Site Plan/Elevation modification.

Vidya, McKenna Planner gave her overview of the review for Downtown Inn. Parking is one space per guest room. This is the third review, and no parking calculations were submitted. Parking is based off Vidya's calculations. New limestone tile is proposed on the façade, shades are in grey and black. Approval is recommended with the following seven conditions.

1. Replacement of parking bumper blocks defining the edges of main circular driveway.
2. The height of the vinyl fence along the east property line to not exceed 8 feet.
3. Replacement of existing wall mounted light fixtures to be shielded or add shields to existing lighting.
4. Installation of two ornamental trees along the site's frontage.
5. Irrigation and maintaining landscape in compliance with the Ordinance standards.
6. Paint a cross walk across Terry St. With administrations oversight.
7. Mark and use signage for handicap parking spaces.

Chairman Mcgee inquired about a possible safety issue with the sidewalk. The parking area is asphalt, and the sidewalk is cement. The sidewalk can be blocked at times with vehicles extending over onto the sidewalk.

The petitioner Peter Kalaj was present and stated he did not have any issues with the conditions.

Chairman McGee opened the public hearing at 8:32 p.m.

There was no public to be heard.

Chairman McGee closed the public hearing at 8:33 p.m.

MOTION by Member Sage Supported by King to approve Site plan with the seven conditions.

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

Motion Carried.

6. <u>CONSIDERATIONS</u>

A. Blakes Realty 411 Main - Exterior Façade

Vidya, McKenna Planner gave her overview of the façade improvement. This applicant has applied for these changes prior to the Ordinance Amendment of no office allowed on the first floor.

It is recommended that the planning commission move this forward for a public hearing.

Mike Blake was present and gave his overview of the proposed project.

MOTION by Member Gassen Supported Lord by to Move to a Public Hearing.

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

Motion Carried.

B. Elle On Main - 1120 N Main - Site Plan approval

Vidya gave her overview of the proposed site plan. It is recommended that the Petitioner move forward with a public hearing.

Zoom/Cable Technical Issues incurred with sound.

Mark, the Architect for Elle on Main was present. Responses are being worked on for the public hearing. Parking on the narrow lot was addressed. Mark felt a rendering of the back side of the building should not be needed, elevations were submitted, and the lighting plan was revised. Vidya explained the elevation was due to the portion facing the residential side.

The Commission stated they were ok without the rendering.

Commissioner King inquired about the parking and if there was parking outside the pillars.

Mark stated there is parking outside the pillars. Hedges would be 18 up to 36 Inches.

MOTION by Member Lord Supported by Hauser to approve for a Public Hearing.

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

Motion Carried.

7. MISCELLANEOUS

City Manager Nik Banda gave updates of upcoming projects.

1. Brownstones lost their financing more information should be coming soon.
2. The Old Church on Walnut will be a coffee and cocktail bar.
3. The elevator is closed now and there is going to be a proposed 3 story 30-unit apartment/Condo development with first floor office and living space on the second and third floor.
4. Cement plant property at 251 Diversion has scaled down the building.
5. Riverfront lofts the brownfield is in progress.
6. Mainstreet gas station is first floor office with eight condos on second floor and two condos on the third floor no driveways will be on Main possibly coming this summer.

8. PUBLIC COMMENT

There was no public to be heard.

9. UPCOMING AGENDA ITEMS:

The next meeting will have the next three districts to discuss.

10. ADJOURNMENT

Hearing no further business to discuss the meeting was Adjourned at 9:30 P.M.

Respectfully Submitted
Rose McKinney
Building and Planning Clerk