
1. CALL TO ORDER AND ROLL CALL

A meeting of the City of Rochester Planning Commission (PC) was called to order on September 2, 2024, at 7:00 p.m. by Chairman Gassen.

PRESENT: David Gassen, Chairman
Dan Bachmann, Commissioner
Jessica Clauser, Commissioner
David Hardin, Commissioner
Richard Kendziuk, Commissioner
Laura Murphy, Commissioner

ABSENT: Christian Hauser, Vice Chairman
Nancy Salvia, Mayor
Matt Stone, Commissioner

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

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 August 4, 2025.

MOTION by Murphy supported by Kendziuk to approve the minutes of August 4, 2025.

Ayes: Gassen, Bachmann, Clauser, Hardin, Kendziuk, Murphy

Nays:

Absent: Hauser, Salvia, Stone

MOTION Carried.

5. PUBLIC HEARINGS

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

Chairman Gassen opened the public hearing at 7:01 p.m.

Vidya, Mckenna planner gave an overview of the request. The site is a small area; the use will be used as warehouse storage and office. The site is non-conforming and received variances from the Zoning Board of Appeals. Sidewalks are not required as the area is too small and there is no connection. The monument sign that is proposed will not fit and will need to be changed to a wall sign. The site plan is recommended for site plan approval with the following stipulations.

The sign is changed to a wall sign with administration approval.
The Applicant to address Trash removal.

The applicant Sal Lorenzано from Design Haus was present and stated that the trash would roll out to the curb. There will not be a sign on the building.

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

Chairman Gassen Closed the public hearing at 7:13 p.m.

MOTION by Clauser supported by Murphy to approve site plan and façade change with the following stipulations.

Potential need for sidewalk in the future
Wall sign be placed instead of a monument sign
Revised/modified plans are submitted to administration

Ayes: Gassen, Bachmann, Clauser, Hardin, Kendziuk, Murphy

Nays:

Absent: Hauser, Salvia, Stone

MOTION Carried.

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

Chairman Gassen opened the public hearing at 7:17 p.m.

Vidya, McKenna planner, gave her overview of the site plan. The proposed sign will be a new medical/therapy office in the CBD district. The Block will be painted a dark grey, the addition will conceal the block and engineered wood siding will be used on the addition portion. The roof will consist of black fiberglass.

Sixteen parking spaces are needed and twenty are present. The planters on the current render have been removed, and it would be recommended that they be placed back. Lighting is decorative and will be installed on the underside of the awning. This is a challenging site; previous proposals did not work for this site. The project is recommended for approval with the five conditions stated in the McKenna letter dated August 24, 2025. The applicant will also need to address the public benefit.

Vidya explained the difference between the previous requests of Professional services verses Special Project.

Travis Riley was present and stated the trash would be minimal and either taken home or entered an agreement with the neighboring property. Travis is not opposed to greenbelt, but it will be difficult as the space is small.

Ruth of 543 Main stated that there are special considerations for medical facilities.

Mr. Pille of 242 Mill inquired if the site will be cleaned up of debris and brush.

Discussion ensued in regard to the modern look of the building and the overhead doors. Color scheme was also addressed in keeping with the look of the downtown area. The overhead doors were specifically requested by the tenant to have and do not pose a privacy issue. Planters from the drawing were just dropped off rendering the planters will be placed. The A/C unit cannot go on the roof as the roof access will be difficult and could pose a safety risk for the contractor.

Chairman Gassen closed the public hearing at 7:42 P.M.

MOTION by Kendziuk supported by Clauser to move forward to City Council with the following stipulations

1. Two planters are placed at the front façade.
2. Five feet of green space be added.
3. Modification of the existing exterior materials.
4. Written statement of public benefit.

Ayes: Bachmann, Clauser, Hardin, Kendziuk, Murphy

Nays: Gassen

Absent: Hauser, Salvia, Stone

MOTION Carried.

6. CONSIDERATIONS

A. 543 N Main – Request for site plan for public hearing

Vidya McKenna Planner gave an overview of this project. Parking automated gates are proposed two on University, One on Main St and two on Pine St. The plan provided is from 1990 and is not signed or sealed. The Pine St islands are encroached on the public sidewalk; the islands are in the City owned right of way. The main street entrance only allows one vehicle. The University will allow one car to be stacked, however, places the vehicle on the public sidewalk. Main St. Is MDOT and will need MDOT approval with that approval submitted to the City. A proper site plan needs to be submitted, showing how the parking lot will be striped, and how emergency vehicles will enter. A Traffic impact study needs to be conducted. If kiosks are on City property that will need City Council approval.

Brief explanation was given by City Manager, Nik Banda on the code enforcement issues with the property. They have been working on an improvement plan. Some delays were caused by the winter weather. Maintenance has been an ongoing issue.

Dr. Atallah was present and discussed code enforcement issues and the project. Pavers were removed and replaced with concrete. The fountain was removed outside Silver Spoon. Dr. Atallah gave an overview of the proposed project. Additional parking spaces are being added. Plans were submitted tonight.

Vidya stated for clarification that the plan that Dr. Atallah is discussing is not the plan that was submitted for her review.

Dr. Pierre Atallah was also present, and the goal is to preserve and protect the existing parking lot. Vandalism and misuse of the property have been going on for years. Unauthorized vehicles have been left for days; trash has been left behind. Homeless people have sought shelter; the dumpster has been used. The parking lot has been advertised for use by the City and Arts and Apples. Vendors have been told to park in the lot. People have thought for decades that the lot was public, and it is not. The goal is to improve the safety and security of the property.

No action was taken on this request.

Brief Discussion ensued with concerns over the site plan over trash, failing technology. How the tenants and businesses on the property feel about parking gates.

CITY OF ROCHESTER
400 SIXTH STREET
ROCHESTER, MI 48307

PLANNING COMMISSION
REGULAR MEETING MINUTES
September 2, 2025

7.MISCELLANEOUS

Jeremy Peckens Planning Administrator informed the Commission of Vidya to conduct a training session such as Planning 101 for the newer members. A list of dates will be emailed to the Commission members.

8.PUBLIC COMMENT

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

9.ADJOURNMENT

Hearing there is no further business to discuss, the meeting was Adjourned at 9:24 P.M.

Respectfully Submitted,
Rose McKinney, Building and Planning Clerk