
1. CALL TO ORDER AND ROLL CALL

A meeting of the City of Rochester Planning Commission (PC) was called to order on December 2, 2025, at 7:00 p.m. by Vice Chairman Hauser.

PRESENT: Christian Hauser, Vice Chairman
Debbie Jones, Mayor
Dan Bachmann, Commissioner
Richard Kendziuk, Commissioner
Laura Murphy, Commissioner
Matt Stone, Commissioner

ABSENT: David Gassen, Chairman

quorum was present.

Also Present: Nik Banda, City Manager
Brian D'Annunzio, Deputy City Clerk
Jeff Kragt, City Attorney (Zoom)
John Jackson, McKenna Planner
Vidya Krishnan, McKenna Planner (absent)
Jeremy Peckens, Planning and Zoning Administrator (Absent)
Rose McKinney, Building and Planning Clerk (Zoom)

2. PLEDGE OF ALLEGIANCE

Vice Chairman Hauser 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 November 5, 2025.

Commissioner Bachmann noted two corrections and an addition - the absence of the City Manager, Item 5A and 5B.

MOTION by Bachmann supported by Stone to amend the minutes of November 5, 2025.

1. Mark Nik Banda, City Manager absent.
2. Item 5A in the motion remove stipulation.
3. Item 5B add wording that the applicant stated he provided and prepared information administration requested.

Ayes: Hauser, Jones, Bachmann, Hardin, Kendziuk, Murphy, Stone

Nays:

Absent: Gassen

MOTION Carried.

5. PUBLIC HEARINGS

- A. A public Hearing Notice: consideration of 329 S. Main: Request for payment in lieu of parking.

City Manager, Nik Banda gave a brief overview of this project with a pretzel business being on the bottom floor. Parking enforcement Dave Custer also gave a brief explanation of the parking reports in their packets.

The public hearing was opened at 7:09 p.m.

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

The public hearing was closed at 7:10 p.m.

Tom and Peter Kalaj were present; pretzels and candy will be available on the first floor it will be a family friendly establishment.

MOTION by Kendziuk supported by Bachmann to approve payment in lieu of parking as presented in the packet.

Ayes: Hauser, Jones, Bachmann, Hardin, Kendziuk, Murphy, Stone

Nays:

Absent: Gassen

MOTION Carried.

6. CONSIDERATIONS

- A. Consideration of 134 S. Main: Site Plan Review & Request for Public Hearing.

Vice Chairman Hauser informed the commission that he just learned his firm handled the sale of this property. Vice Chair Hauser was not involved and wanted full transparency. Attorney Kragt responded that since the sale was completely closed there was no conflict with voting. The Commission was fine with Attorney Kragt's opinion.

John Jackson McKenna planner gave an overview of the requested project. Offices are permitted on the lower floor of this district. Parking will need eleven spaces and ten are shown. The alley access will need the vegetation removed and will need to work with adjacent property owner. A greenbelt will be provided. Loading space will need to be addressed. It is recommended that the project move on to a public hearing.

City Manager, Nik Banda clarified that revised plans are for the public hearing or next available meeting when the items are corrected. These items may all be addressed however it takes time for the review process.

The Commission can waive the requirement for one spot due to the greenbelt that is required which causes the applicant to lose one parking spot. City Manager Banda stated that is correct. A special exception would be needed if the commission did not grant that approval for the parking space. It has probably been twelve years since this was last done. Majority of the Commission were in support of the green space versus a parking space.

The architect Roger Berent was present and addressed the items. A mural could be an idea for the one side of the property. Although not required this was just a suggestion by the planner. Deliveries are not expected to be at this location, more like amazon would be the type of deliveries which could take place in the alley. Vegetation issue will be removed. Most of the vegetation is on the adjacent property owner.

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

Ayes: Hauser, Jones, Bachmann, Hardin, Kendziuk, Murphy, Stone

Nays:

Absent: Gassen

MOTION Carried.

B. Consideration of 139 Romeo: Site Plan Review & Request for Public Hearing.

John Jackson of McKenna gave a brief overview of the proposed project. The building will be a demolition and then a rebuilt. No parking in lieu of is permitted at this site. Parking is not allowed in the front of the building. If all the items in the letter from Vidya are addressed the applicant is ready for a Public Hearing.

The owner Joe Iacopelli, along with his architect Kevin Rossenberg, was present. Joe stated that the offices can be removed and the units will be one bedroom. This would bring the applicant closer to the parking requirements. The look is contemporary with keeping in with the surroundings.

The biggest challenge with the site will be the parking. Different color schemes could be used. Material sample would be appreciated if that could be provided at the next meeting.

MOTION by Stone supported by Jones to approve for a public hearing at the next available meeting for a special exception and site plan approval.

Ayes: Hauser, Jones, Bachmann, Hardin, Kendziuk, Murphy, Stone

Nays:

Absent: Gassen

MOTION Carried.

C. Consideration of 265 E. Second: Site Plan Review & Request for Public Hearing.

John Jackson gave brief overview of Vidya's comments. Light fixtures need to be consistent and match what the plans show and should be clarified. The trees that need to be removed should be documented.

Ben Giovanlli Chairman of the DDA and Abigail from AKA Architects were present. Ben gave a brief overview of the changes to the project. Abigail went over the changes and showed where parking was gained and reduced in different areas. Colored renderings were shared on screen. Bathrooms will have access from inside and outside the building and will be available.

MOTION by Murphy supported by Jones to approve a public hearing at the next available meeting Site plan approval.

Ayes: Hauser, Jones, Bachmann, Hardin, Kendziuk, Murphy, Stone

Nays:

Absent: Gassen

MOTION Carried.

D. Consideration of 1129 N. Main: Site plan review & Request for Public Hearing

John Jackson of McKenna stated revised plans have been submitted, however the site plan does not reflect the barrier free parking space. This project is recommended for public hearing.

Discussion took place as to what action was supposed to take place tonight. Item should not have been placed on the agenda as there was not enough time to advertise between the last meeting and this meeting for a public hearing.

Todd Sterling applicant was present and expressed his frustrations of the process.

City Manager and Vice Chairman Hauser apologized to the applicant.

MOTION by Jones supported by Kendziuk to approve for a Public Hearing at the January 5th meeting for site plan review.

Ayes: Hauser, Jones, Bachmann, Hardin, Kendziuk, Murphy, Stone

Nays:

Absent: Gassen

MOTION Carried.

8.MISCELLANEOUS

Approval of the 2026 Planning Commission meeting schedule

Attorney Jeff kragt stated that May 5th needed to be changed to May 4th.

MOTION by Jones supported by Stone to approve the schedule with the following change.

Ayes: Hauser, Jones, Bachmann, Hardin, Kendziuk, Murphy, Stone

Nays:

Absent: Gassen

MOTION Carried.

Vice Chairman Hauser Inquired on the status of the gates on Pine St. City Manager Nik Banda stated a surveyor was out on property, and the City Attorney will reach out for the results.

Commissioner Bachmann mentioned the significant shortcoming on the 215 S Main Street. project. Also, if there is a Capital Improvement Annual Report. City Manager Nik Banda stated there has been about three done in the last ten years and it is actually a City Council document. John Jackson mentioned if it is the annual planning commission report.

Discussion ensued with City Manager Nik Banda explaining and clarifying that events that took place with 215 S Main street. Simple façade changes were not brought forth to the Commission, Vidya disagreed, which was why then a Site plan was requested. The applicant then did not submit a site plan for a façade change as of today. The applicant at 1129 N. Main had discussed a restaurant and an office in the back, also a second-floor office which was then changed to storage those changes affect parking calculations.

Mayor Jones stated that also during the training City Council should get an annual planning Commission Report.

Vice Chairman Hauser mentioned the Planning Commission vacancy and upcoming vacancy.

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 8:59 P.M.

Respectfully Submitted,
Rose McKinney, Building and Planning Clerk