

1. CALL TO ORDER AND ROLL CALL

A meeting of the City of Rochester Planning Commission (PC) was called to order on January 5, 2026, at 7:00 p.m. by Chairman Gassen.

PRESENT: David Gassen, Chairman  
Debbie Jones, Mayor  
Dan Bachmann, Commissioner  
David Hardin, Commissioner  
Richard Kendziuk, Commissioner

ABSENT: Christian Hauser, Vice Chairman  
Laura Murphy, Commissioner  
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, Building and 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 December 1, 2025.

MOTION by Bachmann supported by Jones to approve the minutes of December 1, 2025, minutes as amended.

1. Change 6B to 5B
2. Change Tom Iacopelli to Joe Iacopelli

Ayes: Gassen, Jones, Bachmann, Hardin, Kendziuk

Nays:

Absent: Hauser, Murphy and Stone

MOTION Carried.

5. PUBLIC HEARINGS

- A. A public Hearing Notice: consideration of site plan review for proposed office use to be located at 134 S. Main.

Vidya McKenna Planner gave her overview of the proposed project. The plan proposes the addition of a veranda awning structure on the north side of the building, reducing the setback to 7.8 feet. Parking on the site currently abuts the sidewalk with no separation between vehicular and pedestrian traffic. Based on our recommendation the applicant has revised their site plan to incorporate a 5' wide greenbelt along the subject site's frontage. Planning Commission modification for one parking spot can be granted under the provisions of Section 2402, sub-section. No trees are proposed for removal as part of this project. Per the applicant the proposed office use will not generate any significant trash. Any trash generated will be disposed of off-site by the property owner.

The revised site plan addresses all of the concerns that were noted in prior review and raised at the Planning Commission meeting. Therefore, we recommend that the Planning Commission grant site plan approval for the proposed office use located at 134 S. Main subject to the following conditions: 1. Coordination with the property owner to the south (120 S. Main) and the City prior to any vegetation cleaning in the alley. 2. City Administration approval of mural design prior to installation.

The applicant Roger Berent was present.

The public hearing was opened at 7:14 p.m.

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

The public hearing was closed at 7:14 p.m.

MOTION by Bachmann supported by Kendziuk to approve with modification of one parking spot waiver due to the expected low intensity use. Coordination of 134 S. Main and 120 S Main to get City approval before clearing any vegetation in the cleaning of the alley. City Approval before any mural is installed. Acceptance of drainage methodology to administration.

Ayes: Gassen, Jones, Bachmann, Hardin, Kendziuk

Nays:

Absent: Hauser, Murphy and Stone

MOTION Carried.

- B. Public Hearing Notice consideration of site plan and special exception approval for proposed mixed – use building to be located at 139 Romeo.

Vidya gave an overview that the building does not meet the minimum side yard or combined side yard requirement. The Planning Commission has the discretion to modify these setbacks, but the applicant must provide written justification. Copy of the shared access agreements must be submitted for review and approval by the City Attorney and must be recorded with the Register of Deeds prior to issuance of a Certificate of Occupancy.

The site plan notes the provision of 9 parking spaces including one (1) handicap accessible space. In addition, the barrier free space per ADA guidelines must be provided closest to the entrance. The applicant notes their intent to seek a variance from this standard. The shared parking agreement cannot replace the need for a variance from number of spaces unless the spaces being shared are in excess of what is required for use by that parcel under ordinance provisions. It is unclear how the trash generated by the retail use will be handled and disposed of. The applicant has submitted a landscape plan that shows landscaping within the front greenbelt and also on the north side of the parking lot at the rear of the site.

It is recommended that the Planning Commission grant site plan and special exception approval for the proposed mixed-use building to be located at 139 Romeo Road subject to the conditions on the review letter from Mckenna dated December 28, 2025, items one through eight.

Joe Iacopelli and Kevin Rossenburg were present, drafts of the agreements have been completed. Trash pickup will be curbside. Landscaping is drought free therefore no irrigation will be needed. The retaining wall to be addressed during the cleanup/construction process for a repair.

The public hearing was opened at 7:47 p.m.

Joseph from 90 N Main, Rochester Chiropractic, spoke on the construction issues.

The public hearing was closed at 7:50 p.m.

Discussion ensued as to whether the applicant was ready to proceed with the number of items needing to be addressed. The shared agreements were also discussed with the Attorney and were submitted at a later date. Colors of the siding on the building were also discussed. The comments of Vidya's letter items one through eight were also addressed by the applicant.

Additional From Feb 2, 2026, Meeting: Commissioner Bachman wanted to add specifics to the Motion on 5B: wrap the wood like panel material around the front façade to east façade twenty feet into the east façade.

MOTION by Kenziuk supported by Jones to approve Site Plan and Special Exception to allow second floor apartments. Subject to the conditions 1-8 with number 7 repair of retaining wall along with wrapping the east side of the building that it is not continuous type of material.

Ayes: Gassen, Jones, Bachmann, Hardin, Kenziuk

Nays:

Absent: Hauser, Murphy, and Stone

MOTION Carried.

- C. Public Hearing Notice: Consideration of Site Plan and Special Exception amendment #2 for the Market + Graham to be located at 265 E. Second Street.

Vidya gave an overview of the amendment for this project. During the course of site work and demolition, the applicant encountered certain construction challenges on the site, necessitating a modification in some aspects of the approved site plan. The existing building is non-conforming and encroaches significantly into Water Street front yard. The existing nonconformity is not being altered. The previously approved vehicular circulation pattern remains unchanged.

The applicant is proposing to improve the frontage by eliminating the parking within the setback area, extending the landscape island at the street corner partially along the frontage, to create a defined access drive even though it is excessively wide. The plan proposes extending the sidewalk connection across a larger portion of the Water Street frontage and striping a crosswalk across the wide access drive on Water Street to facilitate continuous pedestrian access from Water Street to E. 2nd Street. The applicant has submitted a landscape plan for the site. The plan proposes a row of ornamental shrubs and an ornamental tree on the southeast corner of the site and landscaping around the monument sign base.

It is recommended that the Planning Commission grant amendment #2 Site Plan and Special Exception approval for the DDA open-air event space project to be located at 265 E. 2nd Street, subject to the following condition: 1. Coordinating with the bank property to the west prior to any off-site tree removal.

Steve Auger Architect was present along with DDA Director Kristi Trevarrow. Kristi explained the parking on the Farmers Market Days.

The public hearing was opened at 8:34 p.m.

Chris Garian of 180 E Second Street addressed concerns over parking.

The public hearing was closed at 8:46 p.m.

Additional from Feb 2, 2026, Chairman Kendziuk wanted to add on the Graham that the drawings along water street does not follow the ordinance of 35 feet, the drawings showed 25 feet.

MOTION by Bachmann supported by Jones to approve amendment number 2 for Site Plan and Special Exception with the following stipulation: coordinate with Huntington Bank prior to tree removal.

Ayes: Gassen, Jones, Bachmann, Hardin, Kendziuk

Nays:

Absent: Hauser, Murphy and Stone

MOTION Carried.

D. Public Hearing Notice: Consideration of 1129 N. Main Request for Site Plan Approval.

Viday gave an overview of this project. The existing building and proposed additions are in conformance with respect to the required front, rear, and side yard setbacks. Parking is based upon the square footage of the building used for office. The plan notes two (2) parking spaces within the garage and two (2) spaces on the driveway. A new barrier free parking space is to be created on the site, parallel to Ferndale. The space is compliant with ADA requirements. The applicant has provided a written statement explaining the functioning of the tandem parking in the driveway and garage. The proposed improvements to the site resulted in no tree removal. The plan states that the trash removal will take place through the currently existing residential curbside trash pick-up service.

We recommend that the Planning Commission grant site approval plan for the proposed office use be located at 1129 N. Main Street subject to approval of all signage by City Administration prior to installation.

The applicant Todd Sterling was present and stated he was excited for this project and in keeping the property nostalgic.

The public hearing was opened at 8:54 p.m.

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

The public hearing was closed at 8:55 p.m.

MOTION by Kenziuk supported by Jones to approve Site Plan approval with signage to be approved by City Administration.

Ayes: Gassen, Jones, Bachmann, Hardin, Kendziuk

Nays:

Absent: Hauser, Murphy and Stone

MOTION Carried.

## 6. CONSIDERATIONS

- A. Consideration of 816 Ludlow Ave. – Consideration of scheduling of a public hearing for the proposed addition to the Rochester Community House located at 816 Ludlow.

Vidya gave the background information on this project. After speaking with the Engineer, it was explained that the lower-level basement will not be constructed. It is suggested that we have a revised narrative to know what exactly the Planning Commission approves. Clarify if the plan includes furniture for the outdoor patio and decks as was previously approved. The current plan does not include any details. It appears the revised architectural elevations are drawn by a new design firm. We recommend that updated colored renderings of the building (as submitted with previous versions of the plan) be submitted. It is recommended that the proposal be placed on the next available agenda for consideration of Site Plan and Special Exception approval, subject to all of the items noted in underlined text above being addressed on a revised and dated set of plans.

Alan Smith for the Community House was present. Alan stated meetings took place for cost cutting measures as was needed, and the addition will improve the facility. Arborvitae's will be planted at northwest corner and will start about 5 to 6 feet tall. Alan also went over the colors for the facility.

MOTION by Bachmann supported by Hardin to approve for a Public Hearing at the next available meeting.

Ayes: Gassen, Jones, Bachmann, Hardin, Kendziuk

Nays:

Absent: Hauser, Murphy and Stone

MOTION Carried.

#### 8.MISCELLANEOUS

Chairman Gassen addressed the Commission and Administration and informed them of his decision to resign from the Planning Commission after thirty years. Chairman Gassen enjoyed working with the Commission and the current and past Administration.

City Manager Nik Banda congratulated Chairman Gassen for his thirty years and thanked him for all his knowledge.

Nik also stated that there are openings on the Commission.

Vidya also thanked Commission Gassen after working with him for the last fifteen years for always being respectful and professional and wished him the best.

Commissioner Kenziuk inquired about the next goals and objectives meeting. Nik Banda gave update that a meeting will take place at a later date.

City Manager, Nik Banda also informed the Commission the hiring of the new Fire Chief Scott Demoff and will introduce him at an upcoming meeting. Nik also gave an update on the Granary Project.

The Commission will vote on a new Chairperson at the next Meeting.

#### 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 9:27 P.M.

Respectfully Submitted,  
Rose McKinney, Building and Planning Clerk