CITY OF ROCHESTER
400 SIXTH STREET
ROCHESTER, MI 48307

PLANNING COMMISSION
REGULAR MEETING MINUTES
February 2, 2026

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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 February 2, 2026, at 7:00 p.m. by Vice Chairman Hauser.

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

ABSENT:

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)

Vice Chair Hauser introduced new Commissioner David Berletich, David gave a brief overview of his background in the city.

2. PLEDGE OF ALLEGIANCE

Vice Chairman Hauser led the reciting of the Pledge of Allegiance.

A. Election of Chairperson for Planning Commission

Mayor Jones nominated Commissioner Bachmann for Chairman of the Planning Commission

Commissioner Bachmann accepted the nomination

Roll Call Vote for Commissioner Bachmann

Ayes: Jones, Bachmann, Berletich
Nays: Hauser, Hardin, Kendziuk, Murphy, Stone
Absent:

Commissioner Hardin nominated Commissioner Kendziuk for chairman of the Planning Commission.

Commissioner Kendziuk accepted the nomination

Roll Call Vote for Commissioner Kendziuk

Ayes: Hauser, Berletich, Hardin, Kendziuk, Murphy, Stone
Nays: Jones, Bachmann
Absent:

Commissioner Kendziuk is the new chairperson for the Planning Commission.

Bylaws need to be reviewed for accuracies.

Commissioner Kendziuk thanked the Commission.

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 January 5, 2026.

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.

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 Murphy to approve the minutes of January 5, 2026.

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

Commissioner Berletich abstained from the vote since he was previously not seated on the Commission.

MOTION Carried.

5. PUBLIC HEARINGS

A public Hearing Notice: 816 Ludlow, Rochester Community House. Request for Site Plan and Special Exception approval.

Vidya gave an overview of her comments from her letter dated January 23, 2026. The applicant is proposing to demolish and replace a large portion of the existing building. Per the site data table, the existing building square footage is 9,009 sq. ft and the proposed addition is 1,288 sq. ft, resulting in a building size of 10,297 sq. ft. The plan previously included a finished basement with a walk-out which is no longer part of the project. The plan proposes the construction of a retaining wall on the east side of the building and a concrete patio. The Rochester Community House is located on a larger parcel which includes the Municipal Park along the Paint Creek Trail.

There are no changes to parking and there will be a new sidewalk along the west side of the building. Loading takes place when the Community House is not in use. A detailed landscaping plan has been submitted. Details of the patio furniture are needed. Screening on lot lines adjoining a residential district is required however in 2021 the city had noted that residents would prefer to leave the border open. This is an existing situation that has remained for a long time with no issues, to our knowledge. The proposed addition is to be constructed of lap siding with an asphalt shingled roof to blend in with the existing historic character of the existing structure. Lighting plan has been submitted; the dumpster exists. Based on our review of the plans submitted, we recommend that the Planning Commission grant Site Plan and Special Exception approval for the proposed addition and site changes to the Rochester Community House located at 816 Ludlow, subject to the following conditions: 1. Inclusion of patio furniture in keeping with the architectural style. 2. City planting of 29 replacement trees within the Municipal Park at a later date in conjunction with a master planting plan.

Alan smith of the Community house was present he spoke about the screening of trees and shrubs that were placed to block the temporary tent. One resident had issue with screening, and the city fixed the issue with screening the dumpster. Additional trees and shrubs have been planted for screening.

The public hearing was opened at 7:31 p.m.

Steven of 806 Ludlow was present and preferred not to have screening of the patio area.

Leo Gemelli of 750 Wilcox spoke on a survey crew that previously visited his home and stated they wanted to connect to a catch basin he paid for. The drawings did not show this connection, and he wanted to be a part of the process if this takes place especially if concrete was going to be removed.

Alan clarified that had to do with the basement portion of the plan, which is no longer taking place. City Manager, Nik Banda said they did survey the area and will be looking into the drainage issue there.

There was no public online that wished to be heard.

The public hearing was closed at 7:38 p.m.

MOTION by Murphy supported by Stone to approve Special Exception and Site Plan with all the conditions listed on the McKenna letter dated January 23, 2026.

Ayes: Kendziuk, Hauser, Jones, Bachmann, Berletich, Hardin, Murphy, Stone
Nays:
Absent:

MOTION Carried.

6. CONSIDERATIONS

A. Consideration of 235 S. Main: Site Plan Review & Facade Change. Request to Set a public hearing.

Vidya, McKenna planner gave an overview of the above project. The applicant would like to construct a second story and operate a retail store in an existing building downtown. The first floor of the building will have an area of 15,710 sq. ft with a 6,548 sq. ft second floor for a total building area of 22,258 sq. ft. The first floor of the building is for retail sales while the second floor appears to be for office operations/inventory storage etc. Based upon the use of the areas, the parking requirement for the site is 97 spaces. Per the City, the site is grandfathered in for a total of 31 spaces based upon the prior use of the site. The plan shows 4 parking spaces on the rear (west) side of the building, resulting in a parking shortfall of 62 spaces, not 66 as noted. The site plan does not clarify if the applicant is seeking approval for payment in lieu of parking for the shortfall.

There are other items such as Providing bumpers or bollards, planters, barrier free accessibility, trash removal. The loading and unloading of deliveries, clarification on lighting, mechanical equipment and visual impact. Signage is typically Administration, however the clock on the façade is part of the building's architectural design. We recommend that the Planning Commission place the above-mentioned plan on the next available agenda for public hearing and consideration of site plan approval, subject to the submission of a complete revised site plan set addressing all of the issues noted in my letter dated January 25, 2026.

Discussion of area parking lots, Nik stated a business has to be within 250 feet of areas to be eligible for parking in lieu of. Vidya stated the 97 spaces are not logical as the retail is not comparable to a grocery store, the applicant needs to be able to speak to the parking. A parking study was previously done late last year. The terrace also needs clarification.

Applicants Jason Krieger architect was present along with owners Vince and Joe Lucido. Vidya's letter was very thorough, and all comments are being addressed and plans are being revised. The second story addition will blend in, and you will not see the addition from Main St or Third St. The patio terrace area will be for employees only. Jason stated in regard to parking the applicant is already located downtown and parking studies will be needed; the business is growing and how the business will operate as far as clients.

City Manager, Nik Banda stated that administration will get together and figure out the parking based on their business operation. Joe Lucido gave an overview of the business plan, Rolex has allowed Lucido to continue and expand their distribution and that is huge for their business.

MOTION by Hauer supported by Jones to approve for public hearing at the next available meeting Provided a complete set of revised plans and all items are addressed including parking.

Ayes: Kendziuk, Hauser, Jones, Bachmann, Berletich, Hardin, Murphy, Stone
Nays:
Absent:

MOTION Carried.

B. Consideration of 215 S. Main - Site Plan Review for Facade Material Modification - Request to Set a public hearing.

Vidya McKenna planner gave her overview of the proposed façade change. Some clarifications are needed on barrier free accessibility and brick pavers along the alley if they are in the City right of way and clarification on the trash removal area. The proposed front façade is to be renovated with the removal of existing wood paneling and its replacement with dark brown stained cedar siding, addition of black metal awnings, painting of columns and addition of black tiles at the base of each column. The proposed façade updates provide a major improvement to the existing deteriorating faced.

We recommend that the Planning Commission place the above-mentioned plan on the next available agenda for public hearing and consideration of site plan approval, subject to the submission of a complete revised site plan set addressing all of the issues noted in underlined comments on my letter dated January 25, 2026.

Roger Berent Architect was present along with Larry Larson maintenance manager. The project started as maintenance and then discovered that some panels are deteriorated. The parking is grandfathered in. The back part of the building was not budgeted, and we would prefer not to have to touch that area as we feel the front of the building is an improvement. The back of the building was done a few years ago and has always been different than the front of the building. Discussion of the deterioration on the front of the building and the gutters.

Vidya stated that the back could be stained to match the front, not touching the back should not be an option as every other applicant has had to comply. City Manager, Nik Banda stated that there is no ordinance for the back part of the building and in the past, it has not been mandatory although agreeing with Vidya's comments the ordinance does not say that it has to be done. The applicant is not opposed to painting and matching the front of some sort.

MOTION by Jones supported by Stone to approve for a public hearing at the next available Meeting.

Ayes: Kendziuk, Hauser, Jones, Bachmann, Berletich, Hardin, Murphy, Stone
Nays:
Absent:

MOTION Carried.

C. Consideration of 413 S. Main: Request to set public hearing for payment in lieu of parking.

Jeremy Peckens, City Planning and Zoning Administrator, explained the request for parking in lieu of for one parking space. Shamrock Travel will be moving to the back of the building and Candy Attic is looking to move into the front portion of the building and is short one parking space

Steve owner of Candy Attic was present and shared the history of his business.

MOTION by Hauser supported by Berletich to approve for a public hearing at the next available Meeting.

Ayes: Kendziuk, Hauser, Jones, Bachmann, Berletich, Hardin, Murphy, Stone
Nays:
Absent:

MOTION Carried.

7.MISCELLANEOUS

2025 Annual Report — Presented by McKenna

Vidya stated the report is required to be sent to City Council, the report gives City Council an idea of what was accomplished. Vidya went over the report and went over the accomplishments along with Ordinance issues that were addressed. Affordable sustainable housing is needed. Discussion ensued in regard to sustainable housing and previous housing projects that came before the Commission. Vidya recommended to accept the report with the removal of the 2026 Goals and Objective sheet, and she will revise that portion. Chairman Kendziuk mentioned to correct Eric Lords participation left in January 2025 and Commissioner Hardin took over in March of 2025.

MOTION by Hauser supported by Jones to accept the report and send it to City Council with the removal of the 2026 Goals and objectives portion also to accept Chairman Kendziuk's comments.

Ayes: Kendziuk, Hauser, Jones, Bachmann, Berletich, Hardin, Murphy, Stone
Nays:
Absent:

MOTION Carried.

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 9:23 P.M.

Respectfully Submitted,
Rose McKinney, Building and Planning Clerk