



City of Rochester

400 Sixth Street
Rochester, MI 48307
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www.rochestermi.org

PLANNING COMMISSION REGULAR MEETING AGENDA

Chair Vacant

Vice Chair & Council Member Christian Hauser

Mayor Stuart Bikson

**Members: Daniel Bachmann, Jessica Clauser, David Gassen,
Richard Kendziuk, Eric Lord & Matthew Stone**

See Attached Document for Virtual Meeting Instructions

400 Sixth Street	August 5, 2024	7:00 PM
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1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Election of Planning Commission Officers
4. Public Comment
5. Approval of the Minutes
 - A. Consideration of the Minutes of the Regular Meeting of July 1, 2024
6. Public Hearings
 - A. Notice of Public Hearing: Market + The Graham: 265 E. 2nd Street –Site Plan request to convert former Animal Hospital to new Community Market Space and an addition containing public restrooms and a covered Performance Stage with upgrades to adjacent “Farmers Market Parking Lot”.
 - B. Notice of Public Hearing: Consideration of an amendment to the City’s Zoning Ordinance – Section 800 – RM-1 Multiple Family Residential District, Intent section.
 - C. Notice of Public Hearing: 239/269 South Street- Site Plan request for the construction of two new Light Industrial Buildings.

- D. Notice of Public Hearing: 307 South Main Street - Request for Payment Lieu of Parking. The proposed project for this space is a new business called Novel Bookstore.
7. Considerations:
- A. Consideration of 114 E. 4th Street - Request for modification of a previously approved Site Plan to adjust payment in Lieu of Parking requirements. Request to set public hearing.
 - B. Consideration of 1120 N. Main Street – Request for modification to a previously approved Site Plan and a Special Exception request to allow upper story residential units in the top floors of the proposed building. Request to set a Public Hearing.
 - C. Consideration of 339 East Street – request for Site Plan approval for a 3-story mixed use development (retail on first floor and office uses on top two floors), at the former site of Moon River Soap Company. Request to set a Public Hearing.
 - D. Consideration of 415 Walnut Avenue – request for Site Plan approval for the former School of Rock Building for conversion to a gathering space on the first floor along with a Special Exception request to allow for upper story apartments on the second floor. Request to set a Public Hearing.
8. Miscellaneous
- A. Upcoming: Review of proposed new RM-1 and RM-2 zoning classifications in accordance with the new Master Plan.
9. Public Comment
10. Adjourn

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-733-3700 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements to provide necessary reasonable accommodations, including auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting.