



City of Rochester

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

PLANNING COMMISSION REGULAR MEETING AGENDA

Chair David Gassen
Vice Chair & Council Member Christian Hauser
Mayor Stuart Bikson
Members: Daniel Bachmann, Jessica Clauser, Richard Kendziuk,
Eric Lord, Laura Murphy & Matthew Stone

See Attached Document for Virtual Meeting Instructions

400 Sixth Street	September 3, 2024	7:00 PM
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1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Comment
4. Approval of the Minutes
 - A. Consideration of the Minutes of the Regular Meeting of August 5, 2024
5. Public Hearings
 - 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 Amend Existing Site Plan and Recommendation for City Council.
 - 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 for Site Plan approval.
 - 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 for Site Plan Approval and Payment in Lieu of Parking.
 - 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 for Site Plan Approval.

6. Considerations:
 - A. Consideration of 107 E. Second St. - Request for payment in Lieu of Parking requirements. Request to set public hearing.
7. Miscellaneous
8. Public Comment
9. 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.