

Rochester Planning and Zoning Commission
Meeting Minutes
May 9, 2023

Members Present: Colin Patterson, Brad Lewis, Arthur Handelman, Laura Laudon, Jamie Niesen (sitting in for Josef Pleticha who could not attend).

Others Present: Michael Medford, Jered Staton

Chair Handelman called the meeting to order at 7:05 PM.

Laura Laudon made a motion to approve the minutes from the April 11, 2023, meeting. Arthur Handelman seconded the motion. Vote was unanimous.

There were no additional agenda items.

The following tabled items were discussed:

Bierman House

The Bierman House is being renovated by Joe Powers who plans on using it for office space. Mr. Powers original plan was to have 10 parking spaces. However, the architect working on the project stated there's only room for 6 parking spaces. As a result, the house can have 6 employees.

There will be no separate road access to the house. The employees will drive through Mayowood Road down by the Mansion entrance and circle down to the house.

The operating hours will be from 6:00 AM until 9:00 PM given various events happening at the Mayowood Stone Barn.

Jamie Niesen made a motion to approve at 7:20 PM. Laura Laudon seconded the motion. Vote was unanimous.

Subdivision Ordinance

The DRAFT of the Subdivision Ordinance for Rochester Township was discussed with members giving their input.

There was discussion about Preliminary Plats, Sink Holes, Definition of a subdivision, Wildlife Corridors, Pedestrian Paths, Open Spaces and Density. **See Mr. Staton's summary of the input by members below.**

At 9:30 PM, Laura made a motion to continue the subdivision ordinance as discussed into the next draft. Colin Patterson seconded the motion. Vote was unanimous.

Laura Laudon made a motion to adjourn the meeting at 9:35 PM. Jamie Niesen seconded the motion. Vote was unanimous. The next meeting will be on June 6 at 7:00 PM.

Respectfully Submitted,

Laura Laudon

5-9 P&Z Meeting

- Section 2.0: Updated definition of subdivision. This was borrowed from another municipality and is more appropriate than the county's definition, for our ordinance. Subdivision is defined by state statute 462.352, but also does not entirely fit our ordinance. I'm open to suggestions.
- Section 3.0: Paragraph was added to mention a GDP must be approved per the zoning ordinance.
- Section 3.0: Paragraph about sinkholes was removed. There's an entire section dedicated to sinkholes and identification of sinkholes on the preliminary plat is required per section 4.2.

- Section 3.0 & 3.1: Included 120-day requirement for preliminary plats and 60-day requirement for final plats.
- Section 6.3: Included a requirement for developers to contact data providers.
- Section 6.5: Side path requirement was added. *A detail needs to be created defining cross section and dimensional control.*
- Section 5.1: Local Road pavement width was changed back to 24'. County requirement is 30' but is not adhered to.
- Section 5.11.1: It was requested that Finish Floor Elevation be increased to 2' above the base flood elevation. I left this unchanged for now since there are some floodplain ordinance discussions with the county and the possibility of adopting their new ordinance.
- Section 5.11.2: It was requested that the requirement for stormwater allowed to overtop a road be reduced to 0 during the 100year event. This was left unchanged due to the same reason as listed above.
- Article 11: Updated to include a grace period and if not remedied the Township will take legal action. I was told the township is not authorized to enforce the ordinance as written in the current version.
- Section 9.1: Included verbiage to include "appropriate access."
- Section 4.2: Added paragraph to require showing open space on the preliminary plat.