

**City Council Public Hearing
August 17, 2021
Council Chambers
6:30 PM**

COUNCILORS PRESENT

Councilor Bogan
Councilor Fitzpatrick
Councilor Gray
Councilor Hainey
Councilor Hamann
Councilor Hunt-Hawkins
Councilor Hutchinson
Councilor Lachapelle
Councilor Walker
Mayor Lauterborn

OTHERS PRESENT

Blaine Cox, City Manager
Katie Ambrose, Deputy City Manager
Terence O'Rourke, City Attorney
Shanna Saunders, Planning Director
Peter Bruckner, Planning board
Steve Beaudoin, resident
Molly Meulenbroek, HDC
Susan Rice, resident
Cassandra Borne, resident

COUNCILORS ABSENT/EXCUSED

Councilor Abbott
Councilor Jean
Councilor Rice

Minutes

1. Call to Order

Mayor Lauterborn called the Public Hearing to order at 6:30 PM. Deputy City Clerk Cassie Givara took a silent roll call. All Councilors were present except for Councilors Abbott and Rice, who were excused, and Councilor Jean who was absent.

2. Amendment to Chapter 275 of the General Ordinances of the City of Rochester Related to the Dimensional Standards of Table 19-B

Shanna Saunders, Planning Director, introduced Peter Brucker, Historic District Commission and Planning Board member, to speak in regards to the proposed amendment to building height allowance in the downtown commercial district.

Mr. Bruckner stated that the current ordinance allows for a building height of five-stories in the downtown area, or approximately 55 feet. He reported that developers have shown interest in building above the currently allowed limit to

add additional stories. Mr. Bruckner presented renderings of the streetscape as it would appear from both ground-level and above if the height allowance were raised up to 75 feet at the frontage of downtown properties. At these heights, the buildings start to overwhelm and dwarf the surrounding properties. However, if the building height of 55-feet were maintained at the street frontage, with a minimum setback of 12-feet required before the height increase to 75-feet being allowed, it would make the buildings fit in better with the surrounding properties and streetscape.

Steve Beaudoin, resident, inquired about the proposal for the Hoffman building. He asked about the plans for the property, including parking, with the increase in new developments in the downtown.

Molly Meulenbroek, Historic District Commission, stated that the HDC is in support of the building height change in downtown as presented by Mr. Bruckner.

Susan Rice, resident, spoke in opposition of increasing the allowance for building height in the downtown.

Cassandra Borne, resident, addressed Council about maintaining the charm of the downtown area in the midst of continuing development.

3. Adjournment

Mayor Lauterborn **ADJOURNED** the Public Hearing at 6:53 PM.

Respectfully Submitted,

Cassie Givara
Deputy City Clerk