

VIENNA TOWNSHIP PLANNING COMMISSION

Monday, July 20, 2026

Present:

Polmanteer, Johnson, Thompson, Bronson, White, Whitlock, McDowell

Absent:

None.

Additionally Present:

Samantha Merchant, Recording Secretary

Pat Parker, Scott Brotherton, Joe Dotson, Jeff Zeek, Mike & Janell Davidson, Nancy & Ron Belill

Call to Order

Chairperson Polmanteer called the meeting to order and led the Pledge of Allegiance. Roll call was taken.

Approval of Previous Minutes

Motion by McDowell, supported by Thompson, to approve the meeting minutes from a meeting on May 18, 2026.

All in Favor. Motion carried.

Additions/Changes to Agenda

None.

Communications

Recording secretary, Samantha Merchant read a written communication received from Deborah Wilkes regarding the proposed rezoning of the property at 5338 W Vienna Rd from neighborhood commercial to industrial. The correspondence expressed concern regarding increased traffic, safety, and potential impacts on adjacent residential areas, and requested that the property remain commercial. The Board briefly discussed the concerns raised.

Public Comment

None.

New Business

5338 W Vienna Rd - Rezoning Request (C-1 Neighborhood Commercial to I-1 Industrial) – Dolan Drive Corporation

Pat Parker, attorney for the applicant, presented the request to rezone the property to accommodate a sheet metal apprenticeship training facility. The proposed use is a trade school conducted entirely indoors, with no retail activity and minimal exterior impacts.

Representatives of the apprenticeship program explained that the facility would serve approximately 14–20 students and instructors daily. Classes occur primarily during daytime hours (approximately 7:00 a.m. to 3:00 p.m.). Traffic would be limited compared to the existing use and the program is a nationally accredited apprenticeship training school with a long operating history.

Discussion took place between the Board members, Pat Parker and the program representatives. The items addressed were the traffic impact compared to the current use and surrounding conditions, parking capacity and any potential need for expansion or future site plan review, screening, exterior impacts, the contained nature of the facility and the concern regarding rezoning to industrial and potential future uses of the property.

Public comments were received expressing concern that rezoning to the industrial district could lead to incompatible future uses and increased impacts on nearby residential areas, particularly regarding traffic and environmental considerations.

Additional discussion addressed the ability to condition approval to restrict the use to the proposed trade school. Compliance with ordinance requirements and potential future site plan review if changes occur. Clarification that the parcel is a single legal description and not separately owned portions.

Following discussion, the Planning Commission expressed support for the proposed use but emphasized the importance of maintaining control over future uses.

A motion was made by Whitlock and Polmanteer to approve the rezoning for 5338 W Vienna Rd from C-1 to I-1, supported by Thompson.

Roll Call. All in Favor.
Motion carried.

Old Business

None.

Adjournment

Motion to adjourn made by Thompson and supported by Johnson. Meeting adjourned.

Recorded by:
Samantha Merchant
Building Administrator / Recording Secretary

Richard Polmanteer, Chairperson

Mary V. Johnson, Secretary