



VIENNA TOWNSHIP SPECIAL LAND USE APPLICATION

I. PROPERTY INFORMATION

Address or Parcel Number: 4010 W Vienna Road

Legal Description: **see attached plan**

Current Zoning: **C-2**

Lot Size: **5.9 Acres**

Current Use: **Vacant**

Description of Proposed Special Land Use:

Construction of a 4,360 sft quick serve restaurant with drive through along with associated parking, storm water improvements, and appurtenances.

II. APPLICANT INFORMATION

Name: **Matt Cole of Roosien & Associates** Phone: **616-361-7220**

Mailing Address: **5055 Plainfield Ave, Suite A** City: **Grand Rapids** State: **MI** Zip: **49525**

Email Address: **matt@roosien-assoc.com**

III. PROPERTY OWNER INFORMATION

Owner Name: **Ross Fernandez**

Owner Phone: **989-292-4112**

Owner Address: **2311 Old Us 27**
PO Box 478

City: **St. Johns**

State: **MI**

Zip: **48879**

I hereby affirm that the information provided for this site plan review is accurate to the best of my knowledge.

7-31-2026

Matthew Cole

Applicant Signature

Date

Applicant Name Printed

OPTIONAL: By signing below, I hereby grant permission for Vienna Township Officials and/or Planning Commission Members to enter my property for on-site inspection related to this application. (Failure to grant permission will not affect any decision on your application)

Owner Signature

8/6/26

Date

Submission Requirements:

- Completed application and fee
- Plot Plan or Site Plan (Stamped/Sealed Site Plan required for all new commercial builds)
- Letter describing need for special land use and details about the use
- Any additional supporting documentation

Please note a public hearing is required. A 15 day publication period is required. A public hearing notice will be published in the local newspaper and sent to all residents/property owners within 300 feet. For new commercial builds, a site plan review is also required and will require additional review time and fees. See site plan application for submission details. A site plan may be considered at the same meeting as special land use.

Office Use Only: Fees Paid: **Y** N Public Hearing Date: _____

2nd Meeting Date: _____
(If Necessary)

Decision: ☐ Approved ☐ Denied Conditions: _____

Vienna Township Planning Com. Signature

Date

Vienna Township Planning Com. Name Printed