VIENNA TOWNSHIP PLANNING COMMISSION

Monday, September 28, 2026

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

Absent:
None.

Additionally Present:
Samantha Merchant, Recording Secretary
Jim Jones, Tracy Myers, Mike Myers, Suzanne Maxwell, Matt Cole, Amanda Yeager, Pat Yeager

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 Johnson, to approve the meeting minutes from a meeting on July 20, 2026.

All in Favor. Motion carried.

Additions/Changes to Agenda
None.

Communications
None.

Public Comment
Mike Myers, 1167 W. Wilson Road, addressed the Planning Commission regarding conditions associated with the previously approved MAG Auto Group development. Mr. Myers expressed concerns that site improvements, including paving, landscaping, lighting corrections, and other approved conditions, had not been fully completed despite the business operating. He questioned the process for ensuring compliance with Planning Commission approvals.

Board members discussed the matter and explained that a temporary occupancy had been issued through October 1, 2026. It was noted that township staff recently inspected the site and communicated outstanding items to the owner. Discussion included enforcement

procedures, occupancy status, landscaping requirements, and the relationship between Planning Commission approvals and building department enforcement activities.

Mr. Myers thanked the Board for addressing the concerns and emphasized the importance of ensuring approved conditions are completed.

New Business
4010 W Vienna Rd. – Culver's Restaurant
Special Land Use and Site Plan Review
Matt Cole, engineer for the applicant, presented plans for a proposed approximately 4,400-square-foot Culver's restaurant with dual drive-through lanes, outdoor patio seating, and 60 parking spaces.

Mr. Cole explained that the development exceeds the ordinance-required parking due to Culver's staffing needs. He reviewed site access, parking circulation, stormwater management, delivery operations, lighting, signage, and coordination with outside agencies, including the Road Commission, Drain Commission, and Fire Department. The applicant had also addressed comments received from the Township Planner.

Planning Commission discussion with Mr. Cole the parking requirements and snow storage locations. Shared access and traffic circulation with neighboring properties. Expected traffic volumes and traffic study findings. Drive-through operations and customer parking spaces. Stormwater system design and future site connectivity. Signage location and compliance with ordinance standards. Lighting impacts on adjacent properties. Delivery schedules and trash collection procedures.

Public Comment
Pat Yeager, 12028 N. Jennings Road, spoke regarding the proposed development. Mr. Yeager indicated he was not opposed to commercial development but expressed concerns regarding traffic and safety impacts associated with increased vehicle trips. Lighting impacts on neighboring residential properties. Noise from drive-through operations and customer activity. The need for adequate screening and buffering along Jennings Road. Mr. Cole responded to questions regarding traffic study findings, driveway placement, lighting design, and screening measures. Commission members also discussed lighting controls incorporated into the site design and ordinance requirements limiting light trespass onto neighboring properties

Motion by McDowell, supported by Thompson, to recommend approval of the Special Land Use request for Culver's at 4010 W. Vienna Road based on the standards of Section 701.3 of the Vienna Township Zoning Ordinance and to approve the associated Site Plan.

Roll Call. All in Favor.
Motion carried.

Old Business
None.

Adjournment
Chairperson Polmanteer adjourned the meeting.

Recorded by:
Samantha Merchant
Building Administrator / Recording Secretary

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Richard Polmanteer, Chairperson

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Mary V. Johnson, Secretary