VIENNA TOWNSHIP PLANNING COMMISSION

Monday, November 24th, 2025

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

Additionally Present: Samantha Merchant, Recording Secretary
Mike & Tracy Myers
Bob & Julie Ellis
Rick Johnson
Aaron Hetzer
Greg Hetzer
Derrick Hetzer
Mark Newman

Previous Minutes: Moved by McDowell and supported by Johnson to approve the minutes from the previous meeting, July 28th, 2025.

All in favor

Additions/Changes: None

Communications: None

Public Comment: None

New Business:

1. 2026 Planning Commission Meeting Dates

Thompson makes a motion to approve the 2026 list of regular meeting dates for the planning commission. McDowell seconded the motion.

Roll Call Vote, Yes: All
Motion Carries

2. Vienna Township Zoning Ordinance Amendment – Ponds and Private Roads

Polmanteer discussed that this is related to private roads and ponds, there was some confusion within the Zoning Ordinance, and the information is easier to obtain outside of the Zoning Ordinance. Vienna Township will revert to specific chapters within the ordinance with regards to these two items.

McDowell motioned. Bronson second the motion.

Roll Call Vote, Yes: All

Motion Carries

3. 2161 W Wilson Rd – Bob & Julie Ellis Pond

Polmanteer invited Mr. Ellis to the podium to discuss where he is at with the project. Mr. Ellis came to the podium and advised that they got final approval from EGLE today, there is no approval necessary. Polmanteer reviewed the safety station show in the photo of the progress to this point.

Ellis addressed the other points of concern which were the berms for overflow on the east side, they did build up by about 2 feet, also they built the pond in more to abide by the 50-foot setback.

Polmanteer discussed that the pond committee went out twice to observe the project. They did find a few things of concern to begin with, but everything has been addressed to date. McDowell and Thompson confirmed the concerns have been addressed.

McDowell motioned. Thompson supported the motion.

Roll Call Vote, Yes: All
Motion Carries

4. Parcel 18-25-526-020 – Amendment to Site Plan for used car sales lot

Polmanteer called on Attorney Mark Newman to discuss the request for the site plan amendment. Newman advised that Mr. Hetzer is requesting to add a temporary office on the site and to add an additional five light posts to the original site plan that was approved in February of 2024.

Polmanteer questioned if they were still working on the site, Newman informed that they thought they could continue working on it and are working with Tony McKerchie who is doing the electrical wiring. They thought they had permission to finish matching the original approved plan, a Sheriff's Deputy showed up on site and asked McKerchie to leave the property and discontinue the work. Polmanteer questioned if it matched the approved plan, Newman stated that if they were able to complete the work it would with the five additional posts. Polmanteer questioned if the posts right along Saginaw Rd were different than the original site plan. Newman confirmed that they are different, his client, Hetzer with the advice of his electrical contractor thought that they could add additional posts. A ticket has been written for this, this is pending in a few weeks, and the suggestion was to come back before the Planning Commission to request an amendment. Polmanteer confirmed that this is part of the amendment for the site plan.

McDowell then asked what Newmans's title was, Newman confirmed that he is an attorney. Bronson questioned what the duration of the temporary building would be and why the need for the five additional light poles, Newman advised this would be in place for six months and the additional light posts were added to illuminate the used car lot better and for safety.

Newman instructed that his client, Hetzer, is now informed of the proper process for making a change.

McDowell asked what the purpose of the temporary office was for, Newman stated it would be as a construction site office and to run the dealership until the permanent building is up. McDowell then asked if he was aware of the special land use that was discussed previously and Newman stated he reviewed the previous minutes.

Johnson inquired about the new lights, whether they would be the same as the ones which were approved. Newman confirmed. Thompson informed them that they are nearly doubling the number of lights already approved. Newman indicated that they would be willing to delete five that are on the original plan to stay with the total illumination approved prior.

Bronson confirmed that they are asking to be fully operational before the project is completed even after the conditions approved in February 2024 stated this wasn't allowed. Thompson stated her concerns with this request. Polmanteer added that there was also a stop work order on the project as well.

Whitlock asked if the lights are currently in working order. Newman reports that they are not working as of this date. The lights will be shining on the lot.

Public Comment: Mike Myers, a neighbor to the subject property and Vienna Township resident came to the podium. His concern is that a business owner who builds this property should be held by the board to stay consistent. Myers indicated that in the last meeting regarding this subject, the question was asked what happened if the rules weren't followed and a comment was made that the board would discuss taking the special land use away.

Thompson made a motion for parcel 18-25-526-020 for the request for the additional light poles to be added on the northwest corner of the property be postponed until they can provide the fee for that and send it to ROWE and then we can meet with all of the information and have the photometrics report with the five additional light posts with it. Johnson supports.

Roll Call Vote, Yes: All
Motion Carries

Thompson made a motion for parcel 18-25-526-020 for their request for a temporary building be denied. Bronson and Whitlock second the motion.

Roll Call Vote, Yes: All
Motion Carries

Old Business: None

Adjournment: Polmanteer adjourned.

Recorded by Samantha Merchant, Building Administrator

Richard Polmanteer
Chairperson

Mary V. Johnson
Secretary