

# VIENNA TOWNSHIP ZONING BOARD OF APPEALS

## Wednesday, September 10, 2025

**Roll Call: Present:** R. Johnson, A. Vettese, J. Harrington, M. Johnson  
**Absent:** K. Mason

**Additionally Present:**

Samantha Merchant, Recording Secretary  
John Montague, Applicant  
Gary Montague, Applicant  
Kyle & Cinthia Kurma

**Johnson called meeting to order at 5:30**

**Previous Minutes:** Moved by M. Johnson, supported by R. Johnson to approve the previous minutes without any changes or corrections.

**All in favor**

**Additions/Changes:** None

**Communications:** None

**Public Comment:** None

**New Business:**

**1. Election of Officers**

J. Harrington motions to reappoint M. Johnson to the role of Chairperson, R. Johnson supports.

**All in favor**

M. Johnson motions to appoint R. Johnson as Co-Chairperson, J. Harrington supports.

**All in favor**

R. Johnson motions to appoint J. Harrington as Secretary, M. Johnson supports

**All in favor**

**2. Variance for Pond Setback**

Montague takes the podium and explains that they are dividing up some farmland on Dodge Rd. that has been in the family for a long time, him and his wife as well as Gary have ownership of the land. They purchased much of the land from his

mother's estate and then divided it. One of the divisions he is looking to do will be for Cindy and Kyle, in the process of this they extended Bingham Road.

He spoke to the zoning ordinance of needing a setback of 50 feet from a body of water. The lake that spans across much of the property has been there for 80 plus years, the land has been in the family for 170 plus years and most of the property lines have been there for about 30 years. With the divisions he is looking to have completed, the property lines do come within 50 feet of the body of water, and this is why he is requesting a variance.

M. Johnson asked if Montague could estimate how close the property lines would be within 50 feet. Montague responded, advising that the divisions go out into the lake, extending into the water.

R. Johnson spoke to the opportunity he had to visit the property and indicated he sees no issues.

Vettese questioned if there is any intent to sell the parcels being changed outside of the family. Montague advised that there is no intent on this for quite some time.

Harrington asked if they were adding another home, Montague explained that yes, that was the idea of the private road, to build a house back there.

J. Harrington motions to approve the application as submitted for all three parcels. Vettese seconds.

**Yes: A. Vettese, R. Johnson, M. Johnson, J. Harrington**  
**Motion Carries**

**Adjournment:** Adjourned by M. Johnson at 5:40pm

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Mary V. Johnson, Chairperson

Recorded by Samantha Merchant, Building Administrator