

# VIENNA TOWNSHIP PLANNING COMMISSION

Monday, December 15th, 2025

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

**Additionally Present:** Samantha Merchant, Recording Secretary

John Leonard  
Josh Studer  
Nick Lechata  
Chad Harcourt  
Stuart Worthing  
Joe Delmotte  
Noah Bussell

**Previous Minutes:** Moved by McDowell and supported by Johnson and Thompson.

**All in favor**

**Additions/Changes:** None

**Communications:** David Gillies responded to the notice sent out indicating he is fine with this request.

**Public Comment:** None

## New Business:

### 1. Showcase Auto Sales – 5010 W Vienna Rd

Joe Delmontte with Stonefield Engineering was representing the applicant and property owner, John Leonard. They are seeking a site plan approval and a rezone on the property from the C-1 commercial neighborhood district to the C-2 general commercial district. They are looking to bring new life to the long-standing body shop that exists. Mr. Leonard is proposing transforming the existing building into Showcase Auto Sales which will preserve longstanding auto repair use but also introduces vehicle sales. - There will be an expansion of the existing parking lot to help equip the property with the storage needed for vehicles. The parking lot will be extended to the norther property line to add 218 vehicles sale spaces and 51 spaces to the south will be for customer and employee parking. Side access would be maintained off Linden Rd., and the existing mature vegetation would be preserved along the western and northern property lines to help maintain the existing natural screen.

McDowell asked about the permit process and where they are at in the process with Genesee County and EGLE. Delmontee indicated they have submitted, and they are waiting for comments back. They have requested from EGLE to discharge into Parker creek as they aren't impacting any wetlands.

McDowell brought up parking, Delmontee indicated that the eight spaces in the southeast corner would be added. McDowell stated that they would need to remove them all together or request a variance on them as they aren't within the setbacks. Delmontee clarified that they have six employee parking spaces and 45 customer spaces to service both the auto shop and vehicle sales. McDowell suggested showing those designated parking spaces clearly on the plan. Delmontee showed that the northern portion of the lot will be storage for the vehicles being sold and that the south portion of the lot is intended for customer and employee parking. Noah Bussell from ROWE Engineering mentioned that parking should be reviewed again for both the body shop and vehicle sales purposes.

Johnson asked if the lot would be paved or gravel, Delmontte informed that it would all be a new asphalt lot.

Polmanteer questioned the drainage, Delmontte explained that they will have a detention pond and four bays designed to capture any sediment. This will be to the west of vehicle sales parking.

White did question the lighting, Delmontte clarified that there are two existing light poles along Vienna Rd., and they have proposed building mounted lights in addition to those.

Thompson asked if Stonefield Engineering saw the letter from the fire authority and Delmontte identified that they did and that they will comply with the requests.

John Leonard, property owner and applicant, reassured the board that he wants to come into the community and do good business. He is willing to work with the Township on every level to make sure that things are running smoothly.

Johnson motioned to accept the rezoning request from C-1 to C-2 for parcels 18-17-400-035 and 038 contingent upon board approval. McDowell seconds the motion.

**Roll Call Vote, Yes: All  
Motion Carries**

Thompson motions to approve the requested site plan located at 5010 W Vienna Rd with the following conditions.

- 1) The township fire chief will provide their review to determine if current emergency vehicle access is adequate or if additional information is required. An amended site plan submittal will be required, if the fire chief requests a redesign.
- 2) Prior to beginning construction, the applicant will provide proof to the Township that EGLE has approved the plans for stormwater discharge into Parker creek without modification. An amended site plan submittal will be required if EGLE denies the permit and requests a redesign.
- 3) The applicant will petition for and receive a variance from Section 401.1.A. of the Zoning Ordinance to relocate 8 parking spaces from the right of way of Vienna Rd and Linden Rd. to be within the front yard setback of the property. As well as the 14 spots if the burden of proof isn't presented that they are just being restriped.
- 4) The Planning Commission will waive the requirement for planting both evergreen and deciduous trees pursuant to Section 1300.3A of the Zoning Ordinance on the account of the existing mature vegetation along the northern property line. The Planning Commission will waive the requirement for landscaped screening along the northern property line pursuant to Section 1303 of the Zoning Ordinance on account of the existing mature vegetation already in place there.
- 5) Upon submittal of the final site plan the applicant will provide the Township with an elevation diagram indicating the dimensions and design of the replacement fence, subject to approval by the Township Zoning Administrator pursuant to the standards of Section 1305.4.

**Roll Call Vote, Yes: All  
Motion Carries**

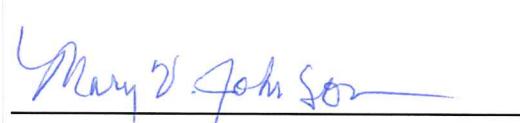
**Old Business:** None

**Adjournment:** Polmanteer adjourned

Recorded by Samantha Merchant, Building Administrator

  
Richard Polmanteer

Chairperson

  
Mary V. Johnson

Secretary

