

# VIENNA TOWNSHIP SPECIAL PLANNING COMMISSION

## Monday, October 28<sup>th</sup>, 2024

**Roll Call: Present:** Bronson, Johnson, Polmanteer, Thompson, White, Zinn  
**Absent:** McDowell

**Additionally Present:** Jennifer Wohlfeill, Recording Secretary  
Codie Lamb- Gilliam, Applicant  
Bruce Simms  
Bruce Simms, II  
Jeremy Simms  
John Costa  
Matt Goss

**Previous Minutes:** Moved by Polmanteer, supported by Thompson to approve the minutes from Tuesday, October 22<sup>th</sup>, 2024 without any changes or corrections.

**All in favor**

**Additions/Changes:** None

**Communications:** None

**Public Comment:** None

**New Business:** **1. 18-20-100-014 – Request to Rezone from Residential to Commercial**

Codie Lamb – Gilliam has a purchase agreement on the property for the purpose of opening a doggy daycare and boarding facility, as well as an athletic training facility. Currently the property is zoned RU-1 and is proposed to be rezoned to C-2.

**Public Comment:** A neighbor was present to share concerns with traffic on Webster/Vienna, it was shared with him that the Master Plan shows Commercial in that area.

The Planning Commission asks some questions about the future of the property, what that business and plan might look like.

Polmanteer moves, Thompson supports to approve the rezoning of 18-20-100-014 from RU-1 to C-2.

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

**2. 4220 W Vienna – SIMMS, Site Plan for Body Shop**

Bruce Simms II, Matt Goss, General Contractor, John Costa, Architect are representing the Site Plan for the addition of the proposed Body Shop.

Bruce Simms II, explains that everything currently is contained within one building, which they’ve outgrown, causing them to need this second structure, a body shop. Parts they need to store are also coming in larger packages, needing more storage.

Bronson, in mentioning how the new building exceeds the current allowance for accessory structure, asks if there’s a reason it can’t be attached. Simms responds that they’re tapped out power wise to the current building, as well as structurally, they don’t want their building that long, making it hard to move cars around.

Costas states that 28 new spaces will be added in this Site Plan, Simms adds that there will be approximately 16 new work bays. They usually have 12-22 cars on site at a time for repair and they prefer not to leave them outside.

Bronson moves, Polmanteer supports, to approve the site plan review with 2 conditions. They must adhere to the lighting ordinance, as well as the landscaping ordinance.

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

**Old Business:** None

**Adjournment:** Moved by Polmanteer and supported by White, Zinn adjourned.

Recorded by Jennifer Wohlfeill, Building Administrator

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Michael Zinn

Co Chairperson

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Mary V. Johnson

Secretary