

VIENNA TOWNSHIP PLANNING COMMISSION

Monday, June 23rd, 2025

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

Additionally Present: Samantha Merchant, Recording Secretary
Jennifer Wohlfeill
Cinthia Montague
Deborah Montague
John Montague

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

All in favor

Additions/Changes: None

Communications: None

Public Comment: None

New Business: **1. Zoning Ordinance Text Amendment**

Polmanteer discussed the need for Vienna Charter Township to make some necessary corrections to the recently adopted Zoning Ordinance. This includes correcting typos throughout, updating the dimensions in Sec. 307. and adding additional language clarifying the needs of a principal building on a lot.

Polmanteer requests a motion. Thompson makes a motion to approve the Zoning Ordinance Text Amendments as presented. McDowell seconded the motion.

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

2. Parcel 18-25-300-003 & 18-25-300-024
John Montague, Extension of Bingham Rd.

John Montague has made a request for Special Land Use for a private road extension off Bingham Rd.

Montague stated that he spoke with Josh with ROWE Engineering on his project as the Township requested an engineered drawing of his plan. After the information was sent through to him and further discussion, Josh didn't see any reason for drawings because there weren't any streams or problems with what Montague was planning to do. They discussed further the materials that he plans to use for the road which will be a DOT matting but isn't needed because they have such a good hard pack. Montague stated that they had 1,200 tons of millings delivered to their property in preparation.

Polmanteer inquired about the ROWE Engineers' thoughts on what the Montague's currently have. They have a hard pack underlayment and will be going over it with 6 inches of milling on top of it. Montague indicated in discussion with the engineer again, they didn't see any need for further documentation to the Township on this.

Polmanteer asked if the engineer asked about using an MDOT Geotech, Montague indicated they did discuss this, however, it isn't necessary except in two areas where it is soft. Those two areas they just dug deeper and put a significant amount of sand and 1x3 stones in there. Montague indicated that they are putting this Geotech on the whole road. Polmanteer also discussed the culvert from the north to south side of the road. Montague indicated that on Saturday they had some significant water where Dodge Rd was being flooded, he went back to the portion of road that they would be developing and there wasn't an issue at all.

McDowell asked Cindy which lot she was purchasing, she indicated that she is purchasing the lot furthest to the east that is about 18 acres. He further questioned if she would have access to the road on both sides. Montague stated that the easement does go all the way around, but the intention of the road was just to go 165 feet into the property. McDowell further questioned if they would have a future easement for the lower parcel. Montague indicated that the plan is really that this is just for relatives. McDowell was requesting clarification on who is going to live where and if anyone else lives the parcels. Montague indicated that there are just two parcels and there is no one else living on them. Cindy stated she hasn't purchased the parcel to date. Bronson indicated no issues or concerns with the private road but indicated that last time the Montague's were in they had a plan to take over a county road and turn it into a private road and he asked if this was still the plan. Montague stated that this was Jim's

area, and he is interested in that, the township talked them through it, they took several steps towards this, but they aren't pursuing it at this time. Whether they will in the future or not they don't know. Bronson clarified that they are just requesting to extend the private drive.

Polmanteer asked Bronson if this would make a difference or not, Bronson advised this wouldn't make a difference on today's date.

Johnson confirmed that ROWE was happy with everything.

McDowell motioned to approve a special land use permit for a drive for parcel 18-25-300-033 and 18-25-300-024. Thompson supported this motion.

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

Bronson motioned to approve the two parcels mentioned and approve the site plan as submitted. McDowell seconded this motion.

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

Polmanteer thanked the board members who had the opportunity and took the time to go out and look at the property. He also stated he does have books available for training purposes should any of the committee members wish to review.

Old Business: None

Adjournment: Moved by Thompson and supported by White, Polmanteer adjourned.

Recorded by Samantha Merchant, Building Administrator

Richard Polmanteer
Chairperson

Mary V. Johnson
Secretary