

VIENNA TOWNSHIP PLANNING COMMISSION

Monday, March 24th, 2025

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

Additionally Present: Jennifer Wohlfeill, Recording Secretary
Roy Seary, Applicant
Kyle Sheppard, Applicant
Wendy Sheppard
Dave Sheppard
Cindy Bryan, Applicant

Previous Minutes: Moved by Thompson and supported by McDowell to approve the minutes from the previous meeting, February 24th, 2025.

All in favor

Additions/Changes: None

Communications: None

Public Comment: None

New Business:

1. 2136 W Vienna – Update to Special Land Use

Cindy Bryan is representing the Senior Center, located at 2136 W Vienna, in a request to amend their previously approved Special Land Use, to include a barn. The barn will be used to store the two buses owned by the Senior Center. The barn will be used as an accessory structure and won't change the use of the building at all.

Discussion was held on size and location of the structure, as well as setbacks and Drainage.

Moved by Thompson, supported by Zinn, to amend the Special Land Use for 2136 W Vienna, to include a 30 X 40 accessory structure.

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

2. 2304 W Wilson- Rezone request from RM to AR

Kyle Sheppard, the homeowner, confirms that he hasn't found much more information since the last meeting, and everyone he does speak to, keeps referring him back to the Right to Farm Act, and that GAAMP would need to be followed to be protected. Without those, he would fall back to Township Ordinances, which is why he'd still like the land rezoned to AR.

Spot zoning was discussed, as well as the possibility of them not being protected to farm under current zoning in the future. There is also a concern about the cost of adjusting the newly completed zoning maps, as well as potential solar construction. The Commission discusses the GAMMP's and how they may affect the property if it's rezoned compared to if it isn't.

Moved by Zinn, supported by White, to accept the rezoning request from RM to AR for 2304 W Wilson.

**Roll Call Vote
Yes: McDowell, Polmanteer, White, Zinn
No: Thompson, Johnson
Motion Carries**

3. 2160 W Wilson – Rezone request from RM to AR

Roy Seary, the property owner, states that his reasoning is all the same and next year the farm will be in the family for a 100 years, they'd like to continue farming it.

Moved by Zinn, supported by White, to accept the rezoning request from RM to AR for 2160 W Wilson.

**Roll Call Vote
Yes: Polmanteer, White, Zinn, McDowell
No: Thompson, Johnson
Motion Carries**

4. 18-23-400-003 – Rezone request from RM to AR

Moved by Zinn, supported by White, to accept the rezoning request from RM to AR for 18-23-400-003.

Roll Call Vote

Yes: White, Zinn, McDowell, Polmanteer

No: Thompson, Johnson

Motion Carries

Old Business: None

Adjournment: Moved by McDowell and supported by Zinn, Polmanteer adjourned.

Recorded by Jennifer Wohlfeill, Building Administrator

Richard Polmanteer
Chairperson

Mary V. Johnson
Secretary