

## VIENNA TOWNSHIP PLANNING COMMISSION

Monday, April 27th, 2026

### **Present:**

Polmanteer, Johnson, Thompson, Bronson, Whitlock, McDowell

### **Absent:**

White

### **Additionally Present:**

Samantha Merchant, Recording Secretary

Mandy & Luke Storms, Rick & Debra Savage, Chris Enright, Joe Rusha, Philip Marcantano, Chris & Michelle DeHate, Erin McMachen

### **Call to Order**

Chairperson Polmanteer called the meeting to order and led the Pledge of Allegiance. Roll call was taken.

### **Approval of Previous Minutes**

Motion by Thompson, supported by Johnson, to approve the meeting minutes from a meeting on March 23, 2026.

All in Favor. Motion carried.

### **Additions/Changes to Agenda**

None.

### **Communications**

None.

### **Public Comment**

None.

### **New Business**

#### **4153 W Vienna Rd. – Rezoning Request (R-1 to C-2)**

Erin McMachen, representing the applicant, presented a request to rezone approximately five acres from single-family residential (R-1) to neighborhood commercial (C-1). The parcel is surrounded by commercial uses and located along Vienna Road.

The applicant described a conceptual plan for multi-tenant commercial development including restaurant and retail uses, with a drive-thru component. Discussion included

traffic flow, access points, buffering from nearby residential properties, and future use of the rear portion of the parcel.

Public comments were received expressing concerns regarding traffic, safety, access to Nichols Drive, and the proximity of commercial development to residential homes.

The Planning Commission discussed concerns regarding the depth of the parcel, compatibility with adjacent residential uses, and potential future development of the rear portion.

Following discussion, the applicant proposed a potential lot split to maintain residential zoning at the rear of the parcel.

Motion by Thompson, supported by McDowell, to approve the rezone from R-1 to C-1 with a condition that they work with our Assessor to split and keep R-1 in the rear.

The applicant shall work with the Township Assessor to split the parcel, maintaining residential zoning (R-1) at the rear portion of the property to provide a buffer for adjacent residential properties.

Roll Call. All in Favor.  
Motion carried.

**4082 W Vienna Rd – Site Plan Review (Randy Wise Chrysler Jeep Dodge Ram)**

Chris Enright from Contour Land Group presented a site plan for redevelopment of an existing building into a new dealership facility. The project includes building renovations, façade improvements, updated landscaping, and parking lot enhancements.

Bronson address fire lane striping and additional access to the rear should be noted in the resubmitted drawing to the fire department.

Polmanteer clarified the signage; the sign vendor provided the sign package the morning of the meeting and will be addressed later. Also discussed was the excavation plan, Enright clarified that the only excavation they will be doing is at the southeast corner for the addition of the foundation for the columns in the foundation wall.

Motion by McDowell, supported by Thompson to approve.

Roll Call. All in Favor.  
Motion carried.

**Old Business**

None.

**Adjournment**

Motion to adjourn made by Johnson and supported by White. Meeting adjourned.

Recorded by:

Samantha Merchant

Building Administrator / Recording Secretary

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Richard Polmanteer, Chairperson

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Mary V. Johnson, Secretary