

# VIENNA TOWNSHIP PLANNING COMMISSION

## MONDAY, FEBRUARY 26<sup>th</sup>, 2024

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

**Additionally Present:**

Jennifer Wohlfeill, Recording Secretary  
Mike & Tracy Myers  
Greg Hetzer, Applicant

**Previous Minutes:** Moved by Polmanteer, supported by Thompson to approve the minutes of January 22<sup>nd</sup>, 2024 without any changes or corrections.

**All in favor**

**Additions/Changes:** None

**Communications:** None

**Public Comment:** None

**New Business:**

**1. Election of officers**

McDowell moves to elect Polmanteer into the position of chair, Polmanteer politely declines. Thompson moves to keep McDowell in the position of Chairman, and Zinn in the position of Cochairman, Polmanteer supports.

**All in Favor. Motion carries.**

McDowell moves, Zinn supports, to keep Johnson as Secretary.

**All in Favor. Motion carries.**

**2. Parcel 18-25-200-030, 123 Net – Special Land Use Request**

Andrew Moiseev, representing 123 Net. McDowell asked Moiseev to go through each concern from ROWE's review and address them. Exterior lighting, there will be none. There's one light over the door, that will only be used for emergencies at night, all maintenance will be completed during the

day. Regarding landscaping, McDowell mentions a requirement for shielding. Trees will be used, as well as a chain link fence with a fabric type screening. The board discusses the pros and cons of screening fabric, vs leaving it open or other types of fencing.

Dan Anderson, public comment, he would prefer regular chain link.

Parking/loading was updated after originally noted on the review. Bronson asked about the gravel and if hard surface paving was an option. Moiseev said no, they wanted to keep it gravel, at this point, they're only planning on having a shed to contain reels. Polmanteer asked about parking, they said there wouldn't be parking, they would just be coming in and out as needed. It would just be a pickup truck and trailer, no semis. Johnson inquired on the number of spools, they responded that it depends on the project and once they were emptied, they'd be removed.

Moved by Zinn, supported by Johnson to approve the site plan with the 36 total trees (17 added), and maximum number of spools is 10.

**Roll call vote, yes-all. Motion carries**

### **3. Parcel 18-25-526-020 – Special Land Use for Used Car Sales**

Greg Hetzer has made a request for Special Land Use; he's returning from a previously postponed meeting. The last item to be discussed is the berm, the plans have been updated. McDowell confirmed that the whole area would be paved, Hetzer said yes. Polmanteer asked if the trees were considered the berm, his concern is that the berm appears to be on the neighbor's side, trees on the other. Hetzer said no, he owns all that property including the berm. He said the plan is to plant new trees between the existing trees. Bronson is concerned that the plan shows the berm 4 foot high and the trees on top of that, when it's not what the site looks like and the PC has asked him to show contour lines. Hetzer states the architect went out and measured it, added it to the plan and the plans are sealed. More discussion over if the plans are accurate, however it's decided that the plans have been sealed as correct by the architect. Thompson asks about the trees, Hetzer said the ones now are oak, they will be adding evergreen, in the same line as the others.

Public comment, Mike Myers, neighbor. Myers states that the stake near Wilson Rd. is on the inside of the trees, making the trees on his property line,

his concern is that if trees are planted, it would be onto his property and there wouldn't be a buffer.

The berm and the architectural plans are discussed further. Thompson reads a section of the ordinance that states the height for berm is required to be at least 4.5 feet, McDowell mentions that if he needs to do any grading for his lot, that will give him more of a height difference, but Thompson asks how that's accounted for without any grading maps. Bronson reiterates that they asked for elevation and contour lines and have not received them. The berm is discussed more. Without more information, the board doesn't know what would happen to the elevation after the parking is completed.

Moved by Polmanteer, supported by Zinn to approve the site plan as is.

**Roll call vote, yes-Johnson, Polmanteer, White, Zinn, McDowell  
no- Thompson, Bronson. Motion carries**

Bronson moves, supported by Polmanteer to approve the Special Land Use with some conditions. No cars will be allowed on the lot for sale until the entire development is completed, which will include the building, all asphalt paving, sidewalks, dumpster enclosure, and all landscaping. To be verified by the building inspector.

**Roll call vote, all yes. Motion carries.**

**Adjournment:** Bronson moves to adjourn; Johnson supports.

Adjourned

Recorded by Jennifer Wohlfeill

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Marty McDowell

Chairperson

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Mary Johnson

Secretary

CERTIFICATION:

STATE OF MICHIGAN

COUNTY OF GENESEE

I, the undersigned, do hereby certify that the foregoing is a true and complete copy of the minutes of the regular meeting of the Planning Commission Board of the Charter Township of Vienna, Genesee County, Michigan, held on the 26th day of February, 2024.

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Mary Johnson

Secretary