

VIENNA TOWNSHIP PLANNING COMMISSION

Monday, April 28th, 2025

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

Additionally Present: Samantha Merchant, Recording Secretary
Jennifer Wohlfeill
John Costa
Rudy Quaderer
Haitham Jaghman

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

All in favor

Additions/Changes: None

Communications: None

Public Comment: None

New Business: **1. 4465 W Vienna Rd. – Gas Station**

John Costa is representing the gas station as the architect of the project for site plan approval. They will be redeveloping the existing vacant building to bring it back to the community as a gas station and convenience store.

Rudy Quaderer discussed that they will be utilizing a detention basin that will collect the water that goes into the site and out letting it at a restricted rate to existing storm system. They will also be using the existing sewer and water systems.

Landscaping was discussed; they will be filling the space to almost 30%. They will also meet the parking requirement.

Loading and Unloading space was brought up and Mr. Costa was aware that they are needing to have a separate space for both based on the ordinance. Their site map shows the two spaces, one for the convenience store goods going in and out at the

rear of the building and the other for gasoline that is set to be at the east of the building.

Haitham Jaghman came to the podium, he mentioned that this location could be built up to bring in electronic vehicle charging stations in the future.

Signage was discussed but it wasn't included in the site plan and will be addressed when the time comes. Their intent is to reuse the highway sign and add something new to the building. New ordinance was brought up by Bronson and he made a mention to Mr. Costa to do his due diligence on that.

The brand was asked about and this will be a Marathon.

Discussion was brought back around to landscaping and a type of tree that was going to be brought in that wasn't approved. A revision was made to this to meet requirements.

All conditions given by ROWE were met.

Moved by Bronson, supported by Johnson, to approve the site plan excluding all signage at 4465 W Vienna Rd., Clio, MI.

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

Old Business: Polmanteer discussed attending a meeting in Lansing on house energy. He was asked to testify on behalf of Vienna Township's feelings surrounding solar and wind energy and how the Township controls this. He was unable to testify but the meeting was very informative.

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

Recorded by Samantha Merchant, Building Administrator

Richard Polmanteer
Chairperson

Mary V. Johnson
Secretary