

# VIENNA TOWNSHIP SPECIAL PLANNING COMMISSION

## Monday, June 24<sup>th</sup>, 2024

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

**Additionally Present:**

Jennifer Wohlfeill, Recording Secretary  
Rick Johnson  
Suzanne Maxwell, BDA  
David Spooner  
Brandon Jonas, ROWE Professional Services

**Previous Minutes:** Moved by Polmanteer, supported by Thompson to approve the minutes from June 10<sup>th</sup>, 2024 without any changes or corrections.

**All in favor**

**Additions/Changes:** None

**Communications:** None

**Public Comment:** None

**New Business:**

**1. 10101 N Saginaw – Site Plan Extension for additional storage building**

McDowell explains that this was a previously approved site plan from 2019, but due to covid restrictions and other circumstances, they were unable to finish in time, as it was only approved for 3 years.

Ross Nolan was present, representing Smith and Spooner. McDowell confirmed that no other changes were being made, it was just a continuation of what was already planned. Thompson asked what time frame they were looking at, Nolan responded they should be done by the end of October or November. Polmanteer inquired which parcel, Nolans response, the 10-acre lot. Bronson asked if the plan was to be given a one-year extension.

Johnson moves to extend the site plan review for one more year for 10101 N Saginaw Rd, Zinn supports.

**Yes: Mary, Rick, Cathy, Mike, Jim, Marty  
Motion Carried**

## **2. Rezone request 18-17-300-010 – RMC to C-2**

Joe Gadany is requesting a Zoning change from RMC to Commercial for the future purpose of an event barn. Their plan is a single structure, parking lot, and possibly a pond for the purpose of weddings, family reunions, banquets, etc. McDowell confirmed there are other Commercial properties near there, on that section of Vienna Rd. He also inquired when Gadany's goal to start was, he said as soon as it's approved, he'd like to start the project that year.

Johnson moves to rezone the property at 18-17-300-010, sending it to the Vienna Township Board to approve the change from RMC to C-2, Thompson supports.

**Yes: Rick, Cathy, Mike, Jim, Mary, Marty  
Motion Carried**

## **3. 4215 W Vienna – Car Wash Site Plan and Special Land Use Request**

Erin McMachen, Civil Engineer from Stonefield Engineering and Design, representing the applicant EROP, LLC, the owner of White Water Carwash. McDowell asks if she's received her review from ROWE and if she could go through and address their comments each one. McMachen started with lighting, the ordinance stated 1400 lumens, however they couldn't find anything that low. McDowell mentioned that the lowest traditionally used is 3000 and we are working to update our current ordinance. The second comment had to do with screening to the rear of the property, she asked if the very dense wall of trees would work as the buffer, they plan to leave them untouched. McDowell suggests the parcels be combined to verify it would stay that way, McMachen confirms

that is their plan as well, which is also a need to hit the set back requirements. The next is loading/unloading and while it's not shown on the site plan specifically, McMachen shows on the site plan where it would take place and that it would only be after hours. She said they could stripe an area to show on a revision of the site plan. Wetlands were mentioned, they've checked with both EGLE and National Wetlands maps and neither showed a concern. The last concern was in regard to landscaping, the contours are shown on the grading plan in one-foot intervals, but they can show them on the landscaping plan as well on the revision, also she did confirm the landscaping is to scale. Brandon Jonas, representative of ROWE Professional services states that usually there's a scale on the site plan map, but it's a minor thing, he then stated that comment could be disregarded.

McMachen then goes on to explain a little about White Water Car Wash, their history, expansion plan, and business operation. An inquiry was made on employees, and she replied 3-4, potentially 5 when they open just for training and to help customers.

Jonas states that on behalf of ROWE, they do have the zoning on record as C-3, based off our current Zoning Map. Township records and he questioned the noise pollution. Wohlfeill confirmed, according to Township records, the property is registered as C-2. McMachen speaks to the noise, there's a 6 foot masonry wall that houses the motor, keeping the noise no louder than the road level.

Polmanteer asks how many spaces are available after leaving the wash, between Vienna Rd, the answer was approximately 6 or 7. From payment station to road is over 400 feet, which is MDOT's requirement. Bronson would like the Special Land Use to stipulate the trees as a buffer remaining in place.

Zinn moved to approve the site plan, Johnson supported.

**Yes: Cathy, Mike, Jim, Mary, Rick, Marty  
Motion Carried**

Polmanteer moves to approve Special Land Use for the Car Wash at 4215 W Vienna, further to ensure compliance with these standards, we're going to include the existing green space to be left untouched as known as parcel 2, as well as combining the parcels. Thompson supports

**Yes: Mike, Jim, Mary, Rick, Cathy, Marty  
Motion Carried**

**Old Business:**               None

**Adjournment:**            Polmanteer moves to adjourn, Zinn seconds. Adjourned at 6:04 PM.

Recorded by Jennifer Wohlfeill, Building Administrator

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Marty McDowell

Chairperson

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Mary V. Johnson

Secretary