

VIENNA TOWNSHIP SPECIAL PLANNING COMMISSION

Monday, August 26th, 2024

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

Additionally Present: Jennifer Wohlfeill, Recording Secretary
Suzanne Maxwell, BDA
Robert Denison, Applicant
Jerry Dyer, Applicant
Janice Kaczmarczyk
John Kaczmarczyk
Pam Faris & John Cherry
Marty & Diane Sather
James Henige
Colleen & Clark
Frances Ross
Michelle Pray
Kim Giacalone
Kelley Purdy
Gary Holland
Richard Johnson

Previous Minutes: Moved by Thompson, supported by Polmanteer to approve the minutes from August 5th, 2024 without any changes or corrections.

All in favor

Additions/Changes: None

Communications: None

Public Comment: Gary Holland, W Dodge Rd, has concerns over a drainage ditch, according to him, surveys were recently conducted. McDowell lets him know that the Planning Commission has no knowledge of this and he should contact Genesee County Water & Waste.

New Business: **4121 W Dodge Rd – Music Venue with Camping**

McDowell calls for public comment, and instructs those sharing to please keep the

comment to 3 minutes or less.

Wohlfeill read a letter provided by Gary & Kathy Bailey voicing their concerns against the venue being approved.

John & Janice Kaczmarczyk, 4099 W Dodge Rd – opposing property of the applicant. They're both against the proposed venue being approved, and have concerns that the proposed layout impedes their property. John also has concerns about the property behind the proposed venue, he says it's hunting property, and too close. Janice has concerns that her peace and quiet will be interrupted. McDowell inquired location, they are on the east of the venue.

Marty Sather, 4079 Dodge Rd, lives east of John and Janice, and is opposed to this, his concern is the amount of people that could potentially be wandering around neighboring properties.

Kelley Purdy, 4082 W Dodge, north of the proposed venue. She's lived there 28 years, it's always been quiet, wooded, animals, etc. Her father-in-law used to live near the venue as well and would hear the noise, they thought it was a holiday or family events. She also has worries that people will wander, and has many questions surrounding the "why" of the proposed venue. Her husband Scott couldn't be there, they both say no to the approval.

John Cherry, 4116 Arm Circle, which is off Dodge, to the north. He's noticed on his transportation app that a venue exists, then he noticed signs recently. Cherry has a concern regarding traffic with such a large amount of people attending, he'd like to see that turn lanes be required. McDowell asked if concerns were taken care of (sound, traffic, buffers, etc) how would you feel about something like that going in there? He said that the noise and traffic hasn't been a nuisance to date, but with the request, he's assuming the number of people and perhaps music genre will change.

Kim Giacalone, 4068 W Dodge, would like to know what kind of security they'll provide, what kind of fencing they'll use, and what effect it'll have on property values.

Gary Holland, 3388 W Dodge, a hunter, so his concern is the traffic and noise. He's had people wander into his yard, and local break-ins.

Melissa Clark, speaking for her parents, 4146 W Dodge, they've lived there for 45 years. Clark read from a post that stated how many campsites they provide, which she said alluded that they've been running this anyway. Her parents own a pond, their concern is that people may end up in it after drinking.

James Henige, 3985 W Dodge, has lived there 44 years. He already has issues with people telling him what he can't do on his property. He doesn't want even more people being brought in to cause issues. He has ongoing issues with people out shooting near his property as it is.

Pam Faris, 4116 Orm Circle, has concerns about the noise, Auto City can be heard, so this most definitely will as well. Faris states that visibility is terrible on that stretch of Dodge Rd already, as well as having no authorization to have such events.

Gary Holland stood to speak again, he doesn't think it's a good situation to bring strangers into the area by having these events.

Melissa Clark speaks again, she has concerns with alcohol and marijuana, based on posts online. McDowell lets the crowd know that the board is aware of what's going on according to posts. Kelley Purdy stands to speak on liquor license regulations, stating those aren't allowed together. John Kaczmarczyk speaks again to reiterate that they're impeding on his mother's property, which alludes to them not having enough property.

Public comment is closed. Jerry Dyer and Robert Denison come to the podium. McDowell says the applicants will likely need to postpone due to so many items missing from their site plan. Denison states he's been there for 19 years and has been having an annual pig roast on the Saturday of Labor Day weekend, for 16 years, with up to 180 people attending. He said no complaints have ever occurred, from any neighbors. Denison goes on to say that he's had a stage and area set up for many years, and had recently decided, why not share this with people. Dyer said he had a vision to turn it into a small music venue to keep things intimate, they limit their ticket sales to 300 people. They have no plan to expand due to limited property, and that's stated on the engineered plans. Dyer stated that the health inspector from Genesee County has been out every time they serve food, and has always told them it's great. McDowell asks if they've received the review from ROWE and they confirmed that it was turned over to Fenton Land Engineering, but haven't had their meeting yet. McDowell proposes that they postpone to a later date to discuss the updated plans once they come in. Dyer asks if the party they have every Labor Day can take place as there would be no charge. McDowell states he would strongly advise against it. Denison reiterates that it's taken place for 16 years and never had a problem, they also have security hired.

Polmanteer states that he doesn't think he'd even want to postpone it due to the location. He doesn't believe it fits in the location, and doesn't have the lane width needed. Dyer suggests that perhaps no left turns could be allowed. They also only

plan to have 5 events a year. Polmanteer reiterates that it doesn't fit into that neighborhood. Thompson ask about the advertisements for the events that state, "BYOB, BYOW, &GYOG", and inquires what the last 2 stand for? Dyer says he has no clue, his social media director is in charge. Thompson verifies that they're their events, yet they don't know what patrons are being told. She went on to point out the plan calls for 190 parking spots, yet a 300 max ticket count will be sold, which is not even 2 people per car. She states that it's a residential area and when it rains, water runs down the sides as it is, widening the road isn't feasible. Thompson thanks everyone for coming out, and explains that it's the Planning Commissions job to hear from all sides before making a decision. White asks about security, Dyer confirms that yes, every event has security.

Thompson moves to deny, Bronson seconds.

Roll Call Vote, yes: Bronson, Thompson
No: Johnson, McDowell, Polmanteer, White
Motion Fail

Polmanteer moves to postpone the approval of Special Land Use located at 4121 W. Dodge Rd until the next regular meeting, at which time you will provide all the Information required, Johnson seconds.

Roll Call Vote, yes: Bronson, Johnson, McDowell, Polmanteer, White
No: Thompson
Motion Passes

Old Business: None

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

Recorded by Jennifer Wohlfeill, Building Administrator

Marty McDowell

Co Chairperson

Mary V. Johnson

Secretary