

# VIENNA TOWNSHIP SPECIAL PLANNING COMMISSION

## Monday, September 23<sup>rd</sup>, 2024

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

**Additionally Present:** Jennifer Wohlfeill, Recording Secretary  
Jerry Dyer, Applicant  
Janice Kaczmarczyk  
John Kaczmarczyk  
Marty & Diane Sather  
Michelle Pray  
Kim Giacalone  
Kelley & Scott Purdy  
Gary & Joanne Holland  
Frances Ross  
Richard Johnson

**Previous Minutes:** Moved by Polmanteer, supported by Thompson to approve the minutes from August 26<sup>th</sup>, 2024 without any changes or corrections.

**All in favor**

**Additions/Changes:** None

**Communications:** None

**Public Comment:** None

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

McDowell calls Jerry Dyer, the applicant, to the podium. He then verifies with Dyer that nothing new had been submitted. The engineering company needed more time to complete the corrections, Dyer requested an extension to provide updated site plans.

McDowell opens the floor to public comment.

John Kaczmarczyk spoke against the proposed venue, he's not in favor.

Scott Purdy speaks against the proposed venue, he's not in favor.

McDowell closes public comment, and opens it to the Planning Commission for questions.

Johnson inquires on facilities, Dyer assures they have plenty, and have them separated for both men and women.

Thompson suggests the possibility of utilizing the amphitheater. Dyer states that was never the plan, it was started as something small and intimate, that would generate a small income. He also confirms that after the last meeting, they verified traffic counts

Polmanteer inquires about EGLE, Dyer responds that he has been in discussion with them about the number of camping sites.

The Planning Commission discusses that the area is just a quiet area and busy with traffic. Johnson asks about previous events, were there ever complaints, Dyer states no, there have never been any complaints to them or through the police department.

Dyer asks for this to be postponed until January of 2025. McDowell calls for a motion or postponement.

Zinn moves, Johnson supports to postpone the meeting until January of 2025.

**Roll Call Vote, yes: Johnson**  
**No: Bronson, McDowell, Polmanteer, Thompson, White, Zinn**

Thompson moves, Polmanteer supports to deny the site plan.

**Roll Call Vote: All yes**

Thompson moves, Zinn supports to deny the Special Land Use.

**Roll Call Vote: All yes**

**Old Business:** None

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

Recorded by Jennifer Wohlfeill, Building Administrator

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Marty McDowell

Co Chairperson

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Mary V. Johnson

Secretary