

July 6, 2026

VIENNA TOWNSHIP
PLANNING COMMISSION
3400 W Vienna Road
Clio MI 48420

Dear Planning Commission Members,

As published and posted in the local newspaper on July 1, 2026 I see that the planning commission has a public hearing on July 20, 2026 to seek public input regarding a rezoning request for the property at 5338 W Vienna Rd., (parcel 18-17-300-029). The request is to change from Neighborhood Commercial (C-1) to Industrial I-1.

As I recall in the past this piece of property was at one time changed to commercial to accommodate a real estate office. Since it was changed it quickly went to a public gymnasium and a place for organized basketball practices/games and tournaments. All of which has caused much more traffic on a road where people are accelerating up to 55 miles per hour from the Linden/Vienna stop signal as well as barreling eastward on M-57 at speeds that frequently exceed 55 miles per hour. It is often dangerous to get onto M-57 from Webster Rd. There are several documented accidents in front of the MAAC as well as on the corner of Webster and Vienna.

Now there is a request to add additional activity on this property, I'm assuming with the same entrance. Adding another entrance would considerably cause consternation for traffic on Vienna Road as well as patrons at this address trying to get in and out of the business. Not to mention neither the current master plan, nor the future use projections, for Vienna Township and the Vienna Township BDA consider this area to be zoned industrial.

My immediate concerns are that by opening up this property to industrial usage will trigger other industries that are likewise not compatible with the residential areas surrounding and near this building. And, opening one property to industrial could lead to additional industrial usage of an area that has been primarily residential for the last 50 years since I have lived in the area and much further back in time. The current master plans all show Saginaw Street to be the primary preferred area for industrial businesses. I request that it stays that way.

I am submitting my input to request that this property is NOT CHANGED from Neighborhood Commercial to Industrial Use.

Sincerely,



Deborah Wilkes
11187 N Webster Rd.
Clio MI 48420