

VIENNA TOWNSHIP PLANNING COMMISSION

Monday, May 18, 2026

Present:

Polmanteer, Johnson, Thompson, White, Whitlock, McDowell

Absent:

Bronson

Additionally Present:

Samantha Merchant, Recording Secretary

Steve Gross, Bryan Bridenstine, Alex Moore, Nathan Gross

Call to Order

Chairperson Polmanteer called the meeting to order and led the Pledge of Allegiance.

Roll call was taken.

Approval of Previous Minutes

Motion by McDowell, supported by Johnson, to approve the meeting minutes April 27, 2026.

All in Favor. Motion carried.

Additions/Changes to Agenda

None.

Communications

None.

Public Comment

None.

New Business

18-24-400-021 – Site Plan Review Multi-Tenant Commercial Development

Steve Gross, applicant, presented plans for a multi-tenant commercial building to be constructed in phases. The initial phase would include four units, with potential future expansion depending on tenant demand. Proposed uses include retail, office and small commercial tenants.

Discussion took place and included the phased construction approach and future expansion plans. Parking layout and surfacing. Proposed building design, including glass

entry doors and rear overhead doors. Potential tenant types and impact on zoning requirements, including possible need for C-2 rezoning if storage type uses are introduced. Stormwater management and detention pond design, including berm requirements for buffering adjacent residential properties. Landscaping and screening, including berm height and tree planting. Lighting requirements and need to include shielding notes on the site plan. Fire department review requirements, including fire lane access and turning radius. MDOT driveway approval and easement documentation from neighboring property. Compliance with ordinance requirements for dumpsters and mechanical equipment screening.

Concerns were raised regarding approving the plan prior to completion of the fire department review and other required documentation.

Following discussion, the Commission determined that the outstanding items could be addressed through conditional approval with administrative review of revisions.

Motioned by McDowell, supported by Thompson, for approval based on conditions for the MDOT letter, the easement from the neighbor, the fire department review, and then if you do storage, it requires a rezone. Update to the lighting plan with a note and the berm update.

Roll Call. All in Favor.
Motion carried.

Old Business

None.

Adjournment

Motion to adjourn made by McDowell and supported by White. Meeting adjourned.

Recorded by:
Samantha Merchant
Building Administrator / Recording Secretary

Richard Polmanteer, Chairperson

Mary V. Johnson, Secretary