

## VIENNA TOWNSHIP PLANNING COMMISSION

Monday, March 23, 2026

### **Present:**

Polmanteer, Johnson, Thompson, White, Bronson

### **Absent:**

McDowell, Whitlock

### **Additionally Present:**

Samantha Merchant, Recording Secretary

Chandler Skyes, Mike Kelly

### **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 Johnson, supported by Thompson, to approve February 23, 2026, minutes as presented.

All in Favor. Motion carried.

### **Additions/Changes to Agenda**

None.

### **Communications**

A written letter from Chad and Amanda Barrett was read regarding their opposition to the proposed rezoning of a parcel in a residential neighborhood to allow operation of a used car lot. Their concerns included traffic and safety impacts, incompatibility with existing residential character, lighting, noise and commercial activity concerns, risk of setting precedent for additional commercial properties, potential negative effects on nearby property values.

### **Public Comment**

None.

### **New Business**

#### **12269 N Clio Rd – Rezoning Request (C-1 to C-2)**

The property owner, Michael Kelly explained that Chad Skyes is renting the property and his intent is to operate a very small used car dealership. Mr. Skyes further expanded on

this and informed him that his plan is to keep only three to five cars on property. They would be open with limited hours and largely by appointment only. He emphasized minimal lighting, no junk vehicles, no repairs on site, and desire to invest in the community.

The board expressed the following concerns: Rezoning to C-2 permanently opens the parcel to a wide range of commercial uses not suitable for the area. The area is already congested due to nearby schools. The roadway is narrow and additional traffic could worsen safety issues. The request conflicts with the Township Master Plan. Rezoning for a tenant's potentially short-term business need does not justify long-term zoning implications. The board encouraged the business owner to find a property zoned appropriately.

Motion by Thompson, supported by Johnson, to deny the request for a zoning change from C-1 to C-2.

Roll Call. Motion carried.  
Rezoning denied.

### **Old Business**

#### **2304 W Wilson Rd - Site Plan Review Clarification and Approval**

Motion by White, supported by Thompson to approve the requested site plan for a telecommunications tower located at 2304 W Wilson Rd to the Township Board of Trustees, based on the applicant meeting all standards listed in Section 604.

Further, in order to ensure compliance with these standards, the following conditions are part of my motion to approve:

- The applicant addresses any outstanding items on the site plan as identified in the Site Plan Information Checklist and Zoning Compliance Checklist provided for the revised submittal.
- The applicant confirms that all parties are agreeable to the shared access/driveway at its location provided within the site plan.
- The applicant must apply for and receive a fence permit with the appropriate issuing body prior to installation or erection of any fence within the corporate limits of Vienna Township. No barbed wire fencing is permitted.
- One parking space is required per Section 309 of the Zoning Ordinance, however, the Planning Commission finds the space is not required as the area provided for parking is strictly for maintenance of vehicle access and not subject to public parking requirements.
- The Clio Area Fire Authority Chief reviews and approves the plan. Any requirements issued by the CAFA Chief must be implemented prior to final approval.

- The Township Engineer reviews and approves the stormwater drainage plan to determine that the new design, along with the proposed on-site culvert, will not require additional review or county or state approval.

Roll Call Vote: All in Favor  
Motion carried

**Adjournment**

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

Recorded by:  
Samantha Merchant  
Building Administrator / Recording Secretary

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Richard Polmanteer, Chairperson

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Mary V. Johnson, Secretary