

Vernon Township
Planning Commission
Meeting Minutes
February 6, 2023

Meeting called to order at 7:04 pm

Present: John Wolf, Levi Zdunic, Gary Pabst, Janeene Temple (7:13 pm), Benjamin Telford.

Absent: Larry Sprague, Chris Corwin

The agenda was reviewed, and meeting dates and times were added to the new business.

Motion: A motion was made by John Wolf and seconded by Gary Pabst to approve the agenda with the addition of meeting dates and times. All ayes, motion carried.

The minutes of October 17, 2022, meeting were reviewed.

Motion: A motion was made by Gary Pabst and seconded by John Wolf to approve the minutes of October 17, 2022, with no changes. All ayes, motion carried.

New Business:

Public Hearing –

Motion: A motion was made by John Wolf and seconded by Ben Telford to open the public hearing on the rezoning request from Ryan Young on the property located at 5110 S. Durand Rd. All ayes, public hearing was opened at 7:10 pm.

A discussion was held regarding the rezoning request. Terry Atwell questioned whether the rezoning would increase the taxes on the property. He was directed to the Vernon Township Assessor for an answer to that question. Further discussion was had on the impact and effect of rezoning on future rezoning requests in that area. Questions were asked about whether rezoning to M-1 was appropriate. It was stated that this property was previously zoned M-1 and was changed to B-1 to accommodate the salvage yard located at the property.

Jeff Keesler from McKenna reviewed the rezoning report submitted for this request. He outlined how the request fit and did not fit the requirements of rezoning the property from B-1 to M-1. It was McKenna's recommendation that the rezoning of this property would fit with the zoning of other properties in that area.

Motion: A motion was made by Gary Pabst and seconded by Janeene Temple to close the public hearing. All ayes, motion carried.

Motion: A motion was made by Janeene Temple and seconded by John Wolf to recommend rezoning the property located at 5110 S. Durand Rd from B-1 to M-1 for light fabrication, plasma cutting of parts, and metal sales to the general public only. Roll call of all present commission members, all yes motion carried.

Meeting dates and times for 2023 – The planning commission will hold meetings on the first Monday of each month at 7:00 pm, unless there is no business.

Old Business:

Jeff Keesler of McKenna presented an update on the master plan project. To date, the demographics and existing land use maps have been completed. The requested survey was published in the local newspaper, and copies of the survey were given to the township office, Vernon Public Library, and Durand Public Library. Copies were available at the meeting, and McKenna is looking at additional locations in the township for copies of the survey to be located. The survey will run from February 6, 2023, through March 6, 2023. Once it is finished, the results will be compiled and given to the planning commission.

Next meeting date – March 6, 2023, at 7:00 pm

Motion: A motion to adjourn was made by Janeene Temple and seconded by Gary Pabst. All ayes, motion carried.

The meeting adjourned at 8:15 pm.