

Vernon Township  
Planning Commission  
Meeting Minutes  
December 2, 2024

The meeting called to order at 7:00 pm

Present: Nathan Charles, Janeene Temple, Russel Hilliker, John Wolf, Robert Corwin, and Ben Telford.

Absent: Levi Zdunic.

**Motion:** Janeene Temple motioned; Ben Telford seconded to approve the agenda as presented. All yes; motion passed.

**Motion:** John Wolf motioned Janeene Temple to approve the August 6, 2024, minutes, as presented. All yes; motion passed.

There was no public comment.

New Business:

The site plan review request is for Stephen Perrin of Perrin Construction and Jason Eddy of FPG Retail Construction Services. A site plan review application was received and reviewed by McKenna, and a report was provided to the Planning Commission. McKenna was not present at the meeting. Stephen Perrin gave an overview of the 8155 E Lansing Road project. The project will consist of building a new business adjacent to a smaller building on the property. The smaller building, abandoned for a considerable time, will be remodeled and utilized as leased-out office space. The site plan was reviewed and considered by the Planning Commission for compliance with township zoning. McKenna noted in their report that this business complies with the area's current zoning, which is B-3. McKenna noted two areas for consideration, which were listed in the report, and Perrin Construction provided the Planning Commission with a letter stating that the issues had been resolved or would be with further review by an engineering company.

**Motion:** Janeene Temple motioned; John Wolf seconded to approve the site plan for 8155 E Lansing Rd, with the following conditions:

1. Additional gravel should be placed in the truck area as recommended in the report by McKenna.
2. That all current natural buffers be maintained.
3. That adequate lighting be added in accordance with township zoning and the photometric plan provided by an engineer.

Roll call, all yes. Motion passed.

Holiday Shores. An email from Kyle Mucha with McKenna indicated that there is an issue with the zoning at Holiday Shores. The zoning of R-T that was applied by the planning commission earlier this year has set up a situation where Holiday Shores is now legal non-compliant, which does not allow for any improvements to the property moving forward. McKenna did make some suggestions in the email regarding how to fix the issue, however

the Planning Commission is requesting that both the Assessor and McKenna be present at the January meeting to discuss the issues and an appropriate resolution.

Old Business:

There is no old business at this time.

Staff Communications:

1. A previous discussion was had regarding Levi Zdunic's attendance. To remove him from the Planning Commission, the Township Board has to call a public hearing. Due to the election, the Clerk has been unable to accomplish this. She will be moving forward with this in the coming month. Janeene Temple has had a conversation with Mr. Zdunic, and it was indicated that he has a meeting conflict tonight and cannot attend. Nate Charles will reach out to Mr. Zdunic and see if he will resign instead of having him removed.
2. Janeene Temple is no longer a township trustee due to the election. She would like to continue with the Planning Commission and will be recommended for appointment at the next Township Board meeting. According to the by-laws of the Planning Commission, Nate Charles is now a township trustee and can no longer serve as chair. The election of this position will be put on the January agenda.
3. There has been continued communication regarding propane at Lucky's Pets, but no further movement in that direction. The clerk will inform the Planning Commission of the situation as it progresses.
4. The Clerk will not be available for the January meeting and will send the Deputy Clerk to take minutes.

The next planning commission meeting will be held on Monday, January 6, at 7:00 pm.

**Motion:** Russ Hilliker motioned; John Wolf seconded to adjourn. All yes, motion carried.

The meeting adjourned at 7:53 pm.

Susan Bannister  
Recording Secretary  
Vernon Township Clerk