

Vernon Township  
Planning Commission  
Meeting Minutes  
September 6, 2022

Meeting called to order at 7:12 pm

Present: Larry Sprague, John Wolf, Levi Zdunic, Gary Pabst (arrived 7:17 pm),  
Chris Corwin (arrived 7:20 pm).

The agenda was reviewed and approved with no changes.

New Business:

- 1) Big Blue Barn – It was discussed that a new Dog Kennel was approved through County zoning without sending information to the Township for review and recommendations. There was various discussion with what is going on at this location. No action from this commission was taken.
- 2) SCPC Application request #PREZ22-001 from TBM Property Management II, LLC. This application was submitted for map amendment approval to rezone two parcels from R1-A to M-2. There was discussion over the current zoning and the proposal submitted. There was no issue with the rezoning

**MOTION:** Approve request PREZ22-01 to rezone two parcels from R1-A to M-2. Motion made by Chris Corwin, seconded by Pabts. Roll call all ayes.

- 3) SCPC Application request #PZBA22-017 to permit the construction of a principal structure which encroaches into the minimum required front and side yard setbacks within the M-2 zoning district. Maps of the area were reviewed and discussed.

**MOTION:** Recommend approval of request PZBA22-017 TBM PROPERTY MGMT, a variance from Section 3.3, Schedule of Regulations, to allow the construction of a building that encroaches 20' into the minimum front yard setback and 4' into the minimum side yard setback in the M-2 zoning district, located on property as legally described in Section 8 of Vernon Township (Parcel ID#012-08-200-014-01 & Parcel ID# 012-08-200-015), based upon the following reasoning and conditions:

Reasoning:

1. The proposal satisfies the basic review standards as set forth in Section 18.4.5 of the Zoning Ordinance.

**The board of appeals should discuss unique circumstance, practical difficulties, and the intentions of the applicant to develop the property**

2. Any additional reasoning as determined by the Board of Appeals.

Conditions:

1. The improvement resulting from the approval of this variance must be substantially similar to what has been depicted on the submitted site plans.
2. Any additional conditions as determined by the Board of Appeals.

Motion to recommend made by Chris Corwin, seconded by Levi Zdunic. Roll call all eyes.

- 4) Master plan maps. Nani Wolf from McKenna presented the maps that will be used in the preparing of the master plan. She requested that the commissioners take and review the maps. Any corrections or comments be sent to her within 2 weeks. The next step in this process is for McKenna to do the demographics. Those will then be presented to the board of commissioners at a meeting in the future.
- 5) Interim Zoning Ordinances. The interim zoning ordinances were presented to the planning commission and there was discussion on the steps necessary to move forward. The Resolution recommending a Vernon Township Interim Zoning Ordinance was presented to the commission.

**MOTION:** Motion was made by Chris Corwin to move into a public hearing regarding the recommendation of adoption of interim zoning ordinances. This was seconded by John Wolf. Public hearing was opened at 8:12 pm.

Public comment: Janet Sprague stated that she feels this is a good move to the township.

**MOTION:** Motion was made by Chris Corwin to close the public hearing regarding the recommendation of adoption of interim zoning ordinances. This was seconded by Levi Zdunic. Public hearing was closed at 8:14 pm.

**MOTION:** Motion was made by Chris Corwin to approve the Planning Commission Resolution recommending a Vernon Township Interim Zoning Ordinance. This motion was seconded by Gary Pabst. Roll call all eyes.

Old Business: None

Next meeting date – November 7, 2022, at 7:30 pm

Meeting adjourned at 8:23 pm.