

Vernon Township  
Planning Commission  
Meeting Minutes  
August 6, 2024

The meeting called to order at 7:00 pm

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

**Motion:** John Wolf motioned, Janeene Temple seconded to approve the agenda as presented. All yes; motion passed.

**Motion:** Janeene Temple motioned, John Wolf seconded to approve the minutes of June 3, 2024 as presented. All yes; motion passed.

There was no public comment.

**Motion:** John Wolf motioned, Janeene Temple seconded to open the public hearing for the site plan review of the property located at 8103 Lansing Rd, which will be Lucky's Pets. All Yes, public hearing was opened at 7:05 pm.

Amand Wilson, owner of Lucky's Pets, is requesting a site plan review for her occupancy of 8103 Lansing Rd. Commission members were provided with the application and recommendations from McKenna. The planning commission reviewed all available paperwork and felt that the site plan as presented was inadequate. Ms. Wilson expressed frustration and lack of understanding as to the elements that were required of her as she was preparing this information herself and was trying to navigate the process with McKenna.

**Motion:** John Wolf motioned, Russ Hilliker seconded to suspend the public hearing and allow Ms. Wilson the opportunity to modify her site plan and provide the necessary information. All yes, public hearing was suspended at 8:29 pm.

The planning commission at this time resumed their normal agenda.

New Business:

There is no new business at this time.

Old Business:

There is no old business at this time.

Staff Communications:

The recording secretary notified the planning commission that she had received a notice from Gaines Township. They will be publishing their master plan and was notifying the surrounding areas. This will be received in electronic format and the Clerk will forward it to all members once she has received it.

The planning commission inquired about the status of Commissioner Levi Zdunic, who has not attended a commission meeting in over a year. The Clerk informed the commission that the Township Board had brought this matter up at the previous township board meeting. According to the Planning Commission By-Laws, a public hearing must be held. At this time, the Clerk has not had time to prepare and notify Mr. Zdunic of the action but will be noticing the matter up for the September Township Board meeting.

**Motion:** John Wolf motioned and Janeene Temple seconded to resume the public hearing for the property located at 8103 Lansing Rd. All yes, public hearing resumed at 8:45 pm.

Amanda Wilson provided an updated site plan with the elements necessary for the Planning Commission to review.

**Motion:** John Wolf motioned, Janeene Temple seconded to recommend the approval of the site plan for 8103 Lansing Rd, Lucky's Pets, with the following site waivers and recommendations.

1. The landscaping requirement as listed in Section 8.8 – Parking Lot Landscaping should be waived. Current landscaping is sufficient for location and distance from other structures. Any further landscaping would be ineffective with the current property design.
2. The applicant must remove fencing from around the parking area to allow for ease of access to the customer parking area.
3. The applicant must provide for no more than eight parking spaces in the front of the building and a minimum of 26 parking spaces in the parking lot. Handicapped parking spaces will be allotted based on the legal standards for this type of parking.
4. Emergency Access and Vulnerability to Hazards. The applicant has added this information to their site plan and the commission finds that it adequately demonstrates that emergency vehicles would have the proper turning radius.
5. Parking and Loading. The Planning Commission recommends a reduction in the requirements to Table 7-2 of Section 7 of the Vernon Township Zoning Ordinance. The recommended reduction would be to waive the solid fence or masonry wall not less than four (4) feet in height between the off-street loading space and said adjoining land uses as this would cause a hardship to the owner. The applicant will ensure that there is at least 15' between the loading area and any customer parking area.
6. No approval is given for propane use in this location under this site plan review.

Roll Call, all yes motioned passed.

**Motion:** John Wolf motioned; Russ Hilliker seconded to close the public hearing. All yes, public hearing closed at 9:02 pm.

The next planning commission meeting will be held on Monday, October 7, 2024 at 7:00 pm

The meeting adjourned at 9:03 pm.

Susan Bannister  
Recording Secretary

Vernon Township Clerk