

Vernon Township Planning Commission

Meeting Minutes

January 5, 2026

The meeting was called to order at 7:00 by saying the Pledge of Allegiance.

Present: John Wolf, Russ Hilliker, Janet Sprague, JP Lawton, Rob Corwin, Janeene Temple

Absent: Benjamin Telford

Approval of Agenda: Janet Sprague motioned; Russ Hilliker seconded to approve the agenda as presented. Roll Call: All yes; motion carried

Approval of the Minutes:

Minutes for October 6, 2025: John Wolf motioned; JP Lawton seconded to approve the minutes as presented. Roll Call: All yes; motion carried

Minutes for November 3, 2025: John Wolf motioned; JP Lawton seconded to approve the minutes as presented. Roll Call: All yes; motion carried

Public Hearing: Public Hearing was opened at 7:04

Lance Beatch, Owner of Holiday Shores stated that EGLE is finished with their part of the project review and said permits have been provided. He went through the packet presented and discussed the different features of the project (Bathhouse, Pool and Hot Tub)

Nathan Charles, Building Administrator, then discussed the overview given by Jacob from Makenna and listed the items that are missing from the plan and need to be addressed.

1. Elevation drawings of Bathhouse – missing from plans.
2. Soil erosion & Sediment control plan-subject to review by the Township Engineer or Shiawassee County
3. Photometric Plan for lighting fixtures
4. Provide information regarding increases or decreases in landscaping which should be provided in accordance with Article 8 of the Zoning Ordinance
5. Provide approval letter/permits/authorizations demonstrating necessary utilities will be provided
6. No turning radius diagrams for Fire/Emergency vehicles.

Lance Beatch responded to each of these items as follows:

1. Bathhouse will be set into the ground with a cement pad around the outer edge
2. The soil removed from the area of the pool will be placed onsite at a different location for future use elsewhere on the premises

3. There will be no lighting necessary as the pool will be closed at dark
4. There will not be any landscaping removed from the site
5. Utilities are already on site and ready to go
6. Emergency Vehicles will use the current roadway which is large enough for Motorhomes to get around and should be large enough for emergency vehicles to use

Nathan Charles stated that Lance Beatch would have to get with the Shiawassee County Health Department to see if there are any requirements regarding soil erosion/sediment control and obtain/provide a letter from them regarding the determination of this issue. Lighting of some kind will be necessary, in case of an emergency, even if the pool is closed/locked. Lance said he would look into that and get back with Nathan on the Building Permit side of this request.

Janet Sprague asked who would do the inspection regarding the EGLE permits? Nathan responded that EGLE will inspect for their own permits.

JP Lawton stated that there were already 5 lighting fixtures listed on the plan but that he thought more lighting was necessary in case of an emergency.

Public Comment: Sarah suggested a locking pool cover for safety purposes. No other public comment

Public Hearing was closed at 7:36 pm

The board discussed the plans provided and the items that were stated as missing. Table 14-2 was read aloud and each item was agreed to have been met except for the soil erosion issue and missing lighting from the plans.

Motion: John Wolf motioned; JP Lawton seconded to approve the Holiday Shores plans for the pool project with the following conditions: apply for a permit/letter from the Shiawassee County Health Department addressing soil erosion/sediment control concerns and to put in place emergency lighting in the area. Roll call: All yes; motion carried

New Business: None

Old Business: None

Staff Comments: Nathan Charles said he is still working on setting up the additional training for the board. He also is working with Jacob from Makenna and the Township Attorney on an issue he is having with the Zoning Ordinance pertaining to the Agricultural Zoning District to clarify/set ordinance language for farming/non farming lands.

Commissioner Comments: None

Next Commission meeting will be held on Monday February 2, 2026

The meeting was adjourned at 8:27pm