

Vernon Township Planning Commission

Meeting Minutes

November 3, 2025

The meeting was called to order at 7:00 by saying the pledge.

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

Absentees: Ben Telford

Motion: Janet Sprague motioned, John Wolf second to approve the agenda with the removal of Public Hearing from the Agenda as there is none at this time. Roll Call: Yes all

Motion: John Wolf motioned, Janet Sprague seconded to approve the minutes as presented. Roll call: Yes all

Public Comment : None

New Business:

Nate requested that we set a new public hearing for the pool project at Holiday Shores. There was discussion pertaining to the date/month to set this, as we are getting into the holiday season. There is also the issue of when this will be presented to us, as EGLE is involved and we are not sure how soon they will be issuing an approval. We discussed the deadline for information to be presented to us for publication.

Motion: Janet Sprague motioned, Russ Hilliker seconded the motion to set a Public Hearing for December 1, 2025 at 7:00 pm regarding the Pool Project at Holiday Shores

Roll Call: All yes

Old Business:

Nate Charles asked if there were any other items that the Planning Commission thought needed to be looked at or worked on. The board discussed the following items:

Text Amendment: John Wolf was looking at the questions for approval/denial listed in the ordinance to see if he could make them more common sense/understandable. We did not do anything with this yet.

Campground: I think we are waiting for Township Board approval

Business District Overlay: More work is needed on this item

Janeene Temple gave an overview of the MTA Planning and Zoning training she had recently attended. There were several items presented that were "hot" issues that other municipalities are currently seeing. Such as Short-Term Rental/Long Term Rental, Moratoriums, Data Centers & Wedding Barns/Cabins. She relayed the need to be more specific when making a motion. Listing the Ordinance #, stating the reason

for the approval/denial in the actual motion. EX: If the request is compatible with neighboring locations etc. We have Makenna and our Building/Zoning Administrator to help us with those determinations.

There was a form presented at the training that actually lists the questions, pertaining to a ZBA Variance Request, and suggesting that this form be filled out and signed by the Chair every time there is a variance request, especially for a denial. That form serves as proof for the date of the denial, should the case end up in court because the applicant has only a certain number of days to appeal to the courts. As well as a form of proof as to why the request was denied and the reasoning. There was suggestion that we look/use forms like this for other requests. We will look into that option.

Also, the training presenter reminded members that a case going to court is only as strong as the evidence they can present. Be sure to be specific with Agenda's, Minutes, Motions and retain any materials presented for all matters.

The presenters also stated to be careful with "taking" as they called it. This pertains to rendering an applicant's property unusable.

Staff Comments:

Nate Charles relayed that Great Lakes Fusion/Brian Marks may be coming back in to adjust their plan on the Compost Facility. They may be adding a bunker for staging item for compost. There was comment again on the condition of the facility and the amount of debris out in the open. We were not the body to approve the site plan so we are not sure what remedy we may have but Nate said he could approach Brian Marks and discuss this issue with him.

Commissioner Comments: None

The meeting adjourned at 7:50