

Vernon Township Planning Commission

Meeting Minutes

June 2, 2025

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

Present: Nathan Charles, Janeene Temple, John Wolf, Russel Hilliker

Absentees: Robert Corwin and Ben Telford.

Motion: John Wolf motioned; Russel Hilliker seconded to approve the agenda as presented. Roll Call: All yes; motion carried.

Motion: Russel Hilliker motioned; John Wolf seconded to approve the April 7, 2025, minutes as presented. Roll Call: All yes; motion carried.

Public Hearing: None

Public Comment: None

Nathan Charles wished to discuss Lucky's Pet's regarding the outdoor propane storage tanks. He had heard that the tanks had been installed and that no inspection had been completed by the Fire Department nor the Vernon Township Engineer and questioned what would happen next with those not being done. Noah Bussell stated that no permits will be issued until all requirement/conditions are met. Tanks are in but not operational.

New Business:

Scheduling of Public Hearing for 7505 E M-71 – Compost Facility Special Use

Noah Bussell gave a brief overview for this item. Discussion was held regarding a possible date for the public hearing.

Motion: John Wolf motioned; Nathan Charles seconded to set a Public Hearing on August 4, 2025 for the Compost Facility Special Use. Roll Call: All yes; motion carried.

Site Plan – Wolverine Signpost Design

Noah Bussell gave an overview of this project and stated that it was recommended that:

1. Township Engineer review this to determine if an EGLE review is necessary because this was being placed in an area labeled as wetlands. Also to review the level of disturbance because of it's location.
2. That the Township Fire Department inspect this site for safety issues.

Nathan Charles reminded the commission that we were here to approve the location of the sign. The other recommendations should be reviewed by the Building Officials.

Motion: John Wolf motioned, seconded by Russel Hilliker to approve the request with the condition that the Building Official review the site plan and the Fire Department inspect for safety issues. Roll Call: All yes; motion carried.

Enterprise Overlay for N Saginaw St Corridor

Noah Bussell gave an overview of this item and discussed why this action was needed. This will alleviate the non-conforming issues, until the time of the Master Plan Review, as some existing occupant uses do not fall under current M-1 zoning permitted uses. He stated this would allow more flexibility for current occupants and fix the non-conforming issue. Much discussion was held regarding the Single-Family homes located in this Overlay.

Motion: Russell Hilliker motioned, seconded by John Wolf to table this issue in order for McKenna to propose solutions for the rezoning of the homes located in this district. Roll call: All yes; motion to table carried.

Old Business

Outdoor Recreation Zoning Text

Noah Bussell gave an overview on this item. The proposed zoning text and zoning map amendments pertain to campgrounds within Vernon Township. It is intended to bring more clarity to the definitions and regulations for campgrounds and recreational areas. The next step for this item will be to set for public hearing.

Motion: John Wolf motioned; seconded by Russell Hilliker to set a public hearing on July 4, 2025 for the Revised Zoning Provisions for Campgrounds and Recreational Areas.

After continued discussion regarding the date of July 4, 2025 it was decided that we would hold this public hearing on the same night as the other item set for public hearing on August 4, 2025. John Wolf amended his motion to hold the public hearing for this item on August 4, 2025. Russell Hilliker seconded his change in the motion. Roll call: Yes all; motion carried

Staff Communications

After asking and not receiving any acceptance from anyone present to become the Secretary for the Planning Commission we discussed our options. Bylaws were checked.

Motion: Janeene Temple motioned; seconded by Nathan Charles to recommend to the Township Board to designate/employ a Recording Secretary for the Planning Commission as per Article II, Section 4 of the current By Laws. Roll Call: All yes, motion carried.

Commission Comments

Noah Bussell gave a quick overview of the issue pertaining to Holiday Shores. Because no one was present from there he stated that they would reach out to them tomorrow to set up a meeting and try to move this issue forward.

The next commission meeting will be held on Monday, July 1st at 7:00 pm.

The meeting adjourned at 9:20 pm