

Vernon Township Planning Commission

Meeting Minutes

August 4, 2025

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

Present: Janeene Temple, John Wolf, Russell Hilliker, Robert Corwin, Ben Telford and J.P Lawton

Also Present: Nate Charles, Building Administrator & Jacob VanBoxel, McKenna

Motion: John Wolf motioned; Ben Telford seconded to approve the agenda as presented.

Roll Call: All yes, motion carried

Motion: Russell Hilliker motioned; John Wolf seconded to approve the June 2, 2025 minutes as presented.

Roll call: All yes, motion carried

Public Hearing opened at 7:03 pm regarding text amendments for Outdoor Recreation and Entertainment Establishments and a Special Use Permit for TMB Property Management.

There was no public comment regarding the Campground text amendments.

A representative from Rowe Engineering gave an overview of the site plan and the compost project information packet.

There were several questions from the board pertaining to methane gas amounts, odor, bugs and seepage as well as the tempature of the compost. What type of material will be allowed. How will material be delivered. What will happen with the product.

Brian Marks of TMB stated that the material would arrive by truck. They only accept items such as food waste, yard waste etc. He said that this process takes 6 to 8 weeks to compost compared to other methods which take much longer. There is a specific formula for the product and methane gas is minimal with this process. The system monitors the tempature and cools when needed. The final product is sellable for soil or as fertalizer. Process requires the product to be turned at 6 weeks. They will consider outdoor elements to minamize effects on surrounding properties.

Motion: John Wolf motioned; Russel Hilliker seconded the motion to close the public hearing at 7:32 pm

Motion: Russell Hilliker motioned; Robert Corwin seconded to recommend to the Township Board to amend the Vernon Township Zoning Ordinance; to amend Article 2, Table 2-2: Permitted Land Uses by District; Article 4, Section 4.3.21 Campgrounds and Section 4.3.51 Outdoor Recreation and Entertainment Establishments; and Article 21, Section 21.2.G Land Uses and Land Categories.

Roll Call: All Yes

Motion: John Wolf motioned; JP Lawton seconded to recommend approval to the Township Board for the Special Use Permit for TMB Property Management subject to the applicable standards of Section 4.3.1 Agricultural Services Establishments, Article 12 Special Use Permits, and Article 14 Site Plan Review, alongside all other applicable site development standards in the Township Zoning Ordinance.

Public Comment on Non-Agenda Items: None

Staff Communications: We looked at the 2024 Annual Planning Program Report and 2025 Work Plan to discuss what we need to do in the future. Nate Charles asked that we also look at setback regulations for building districts

There will be no meeting for the Planning Commission in September.

The meeting adjourned at 8:18 pm