

Vernon Township  
Zoning Board of Appeals  
Meeting Minutes  
August 5, 2025

The meeting was called to order at 7:00 pm

Present: John Wolf, Robert Conrad, Janeene Temple, , Dan Bannister, Mark Dyer

Guests: Trenton Wurm

The agenda was presented and reviewed

**Motion:** Dan Bannister motioned, Robert Conrad seconded to approve the agenda as presented.

Roll Call: All Yes

The minutes from the December 3, 2024 meeting and the January 7, 2025 meeting were presented and reviewed.

**Motion: December 3, 2024:** Robert Conrad motioned, Mark Dyer seconded to approve the minutes as presented.

**Motion: January 7, 2025:** Robert Conrad motioned, Dan Bannister seconded to approve the minutes as presented.

Public Hearing:

A public hearing was called to address the request from Trenton Wurm requesting a variance for 5431 S Byron Rd. The request is to provide two variances from the township zoning code, which is Article 3: Schedule of Regulations as it pertains to a requirement of 200' of road frontage, and the lot split size requirement.

Trenton Wurm gave an overview of his request and the material presented.

John Wolf read Article 18.4.5 reviewing the requirements for granting/denying a variance. The board as a whole went through each item in that section (A-G) to determine whether the variance meet all the criteria.

There was discussion as to whether once the board granted approval for a variance if that meant that the lot was then buildable and whether this needed to be tabled and sent to McKenna for a review of that subject. It was decided to proceed with the request and not table this item.

**Motion:** Janeene Temple motioned, seconded by Robert Conrad to grant both variance request finding that they meet the requirements of Variances; Section 18.4.5.

Roll Call: All Yes

A public hearing was called to address the request from Levi & Theresa Zdunic requesting a variance for 10825 Pittsburg Rd (vacant property). The request is to provide a variance request from the township zoning code, which is Article 3: Schedule of Regulations as it pertains to lot split size requirement.

We spoke with the couple wishing to purchase the property from Levi & Theresa Zdunic who gave an overview of their plans for the property.

John Wolf read Article 18.4.5 reviewing the requirements for granting/denying a variance. The board as a whole went through each item in that section (A-G) to determine whether the variance meet all the criteria.

**Motion:** Janeene Temple motioned, seconded by John Wolf to grant the variance request for the 3.48 acre parcel on Bennington Road finding that they meet the requirement of Variances; Section 18.4.5.

Roll Call: All Yes

Public Comment: None

New Business: None

Staff Communications: None

Commissioner Comments: None

Meeting Adjourned at 8:03 PM