

Vernon Township Planning Commission

Meeting Minutes — March 2, 2026

Call to Order:

The meeting was called to order at 7:00 p.m., followed by the Pledge of Allegiance.

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

Absent: Ben Telford

Approval of Agenda

Motion by John Wolf, supported by Janet Sprague, to approve the agenda as presented.

Roll Call Vote: All members present voted *yes*.

Approval of Minutes

Motion by Russ Hilliker, supported by John Wolf, to approve the minutes of the February 2, 2026 meeting.

Roll Call Vote: All members present voted *yes*.

Public Hearing

Motion by John Wolf, supported by Janet Sprague, to enter the Public Hearing at 7:04 p.m.

Applicant Presentation:

Sabrina Lopshire, representing Holiday Shores, stated that all materials had been previously submitted by Lance Beatch at the January meeting and that she was available for questions.

Township Attorney Wayne Beyea summarized his review of the updated materials and referenced the Special Use Permit and Site Plan Review report submitted by McKenna. He explained that new information submitted by the applicant required a renewed review of both the Site Plan and the Special Use Permit. Outstanding items included:

1. Elevation drawings showing height, composition, equipment, and materials for the proposed bathhouse.
2. Stormwater drainage review by the Township Engineer or Shiawassee County.
3. A photometric plan for additional lighting for emergency purposes as requested by the Planning Commission.
4. Discussion with the Fire Marshal regarding turning radius diagrams for emergency equipment . Approval from the Fire Marshal is required.
5. Applicant must demonstrate that the jump pad/pillow conforms to Michigan Building Code regarding the distance separation between the pool and receive approval from the Township Building Official.
6. The seasonal operational use for the premises shall be from May 1 to October 31. No unit or site shall be occupied in the off-season, except the designated office may be used for customary purposes in the off season.

Public Comment:

Patricia Alexander asked about lighting concerns previously discussed in January. She also expressed appreciation that the pool and jump pad are now separated, noting that the pool project should not be delayed by jump pad issues. Additional discussion addressed the need for the Fire Marshal’s site visit; one has been requested.

Close Public Hearing:

Motion by Janet Sprague, supported by John Wolf, to close the Public Hearing at 7:26 p.m.

The Commission clarified that the requested lighting (not pool lighting) was strictly for emergency purposes and did not have to remain on continuously. Concerns were also noted regarding emergency access inside the campground due to increased equipment size since the campground’s original development had been many years ago. Commissioners emphasized directing any questions outside the meeting to the appropriate Township representatives, who would be the Building Administrator. The need for a designated parking area for golf carts around the pool to ensure emergency access was discussed.

Attorney Beyea reviewed the draft language for the Special Use Permit with Conditions.

Motion by John Wolf, supported by JP Lawton, to recommend Township Board approval of the Special Use Permit Application with Conditions, as read by the Township Attorney.

Roll Call Vote: All *yes*.

Public Comment

None.

New Business

Approval of the Vernon Township Annual Planning Program Report and 2026 Work Plan

The Commission reviewed and discussed the report.

Motion by John Wolf, supported by Russ Hilliker, to forward the report and work plan to the Township Board.

Roll Call Vote: All *yes*.

Old Business

None.

Staff Comments

None.

Commissioner Comments

None.

Next Meeting

The next Planning Commission meeting is scheduled for April 6, 2026.

Adjournment: The meeting adjourned.