

AGENDA
PLANNING COMMISSION MEETING
Monday, August 3, 2020

- I. CALL TO ORDER & ROLL CALL:
- II. MINUTES OF PREVIOUS MEETING: JULY 6, 2020
- III. ADDITIONS OR CHANGES TO AGENDA:
- IV. COMMUNICATIONS:
- V. PUBLIC COMMENT:
- VI. NEW BUSINESS:
 - VI.1. Special Land Use Amendment - Continued from 7/6/2020 - Dave McGrath - Auto Sales
- VII. OLD BUSINESS:
 - VII.1. Master Plan Update - Open House Update
- VIII. ADJOURNMENT:

Charter Township of Vienna Planning Commission Meeting

Meeting Date:	Monday, July 6, 2020	Location:	Virtual, Via Zoom	Time:	5:30 PM
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Meeting Attendees

Name	Role	P=Present A=Absent,	Name	Role	P=Present A=Absent,
Jeff Ferweda	Chair	P	Rick Polmanteer	Member	P
Ben Ranger	Vice Chair	P	Mike Zinn	Member	P
Nancy Belill	Board Rep	P	Mary Johnson	Secretary	P
Marty McDowell	Member	P	Dennis McDonagh	Recording Secretary	P

Call to Order: 5:35 PM

Roll Call: All Present

Meeting Minutes from 6/1/2020: Motion by Zinn, Support by Johnson. All are in favor, motion carries.

Additions or Changes to Agenda: None

Communications: 1 note from David Gillie who responded to the public hearing notice for Mr. McGrath's request for amending for more cars saying he is fine with it.

Public Comment None

New Business:
Special Land Use – Alkay Airport – Parcel #18-31-400-008

Doug Smith, Owner of Alkay Airport
 Public hearing opened at 5:39 with the first call for public comments to which there were none.
 Ferweda summarized the request which was to allow Mr. Smith to utilize the southern parcel along Frances for use as airport property and to eventually combine them. Smith responded that was correct that they hoped to combine the parcels into one. Ferweda asked McDonagh if Smith was in compliance with everything from the previous meeting in 2018 for the rezoning.
 McDonagh stated he was, he worked with EGLE (DEQ) and the County to get his permit to properly extend the runway. McDonagh also noted that he wouldn't be able to do anything on that property without first going through EGLE as there is a large portion of wetlands.
 Smith stated that was correct and a very difficult process.
 Belill asked if there would be an entrance off of Frances
 Smith stated no. There is a drive there, but the only thing that may get used for was for parking if there were further events.
 Polmanteer asked about the wetlands. Did he have to create new?
 Smith stated that working with EGLE, they actually reduced the intrusion into the wetlands. He did have to replace a small portion of the wetlands and that was already worked out.
 Ferweda made the 2nd call for public comment.
 Gerry Fowler asked if there would be any changes needed to the neighboring properties as he's had to have trees cut down in the past. Were there going to be bigger planes coming in?
 Smith stated no there would be no bigger planes. They are attempting to make it safer and stay a small airport. He went on to explain that he can't say whether more trees would need to be cut down. The FAA tells him when trees have to be trimmed or removed. There has to be clearance within a certain distance of the runway.
 Fowler seemed upset at the remarks from Smith and attempted to respond however, Ferweda stopped the discussion saying that this was not the time or place to argue. Ferweda made one last call for comments.
 Bill Harn stated he had the same issue with the trees being cut down.

**Special Land Use:
David McGrath –
Amendment to
Special Land Use to
Allow for More Cars –
5010 W Vienna**

Ferweda closed the public hearing at 5:51.
There was a short discussion about the removal of trees.
Motion made by Ranger to approve.
Support by McDowell.
Roll Call Vote – McDowell – Yes, Belill – No, Zinn – Yes, Ranger – Yes, Polmanteer – Yes, Johnson – No, Ferweda – Yes, Vote is 5-2 in favor, motion carries.
Dave McGrath Owner and Aaron Mathis Manager
Public Hearing Opened at 6:04 PM with first call for comments to which there were none.
Ferweda summarized the request but needed clarification on whether they would like 40 or 50 cars.
Mathis responded they would like 50.
Ferweda then asked for clarification as to where the cars along Vienna would be parked whether it was in front of the sign or to the side as they could not be parked in the MDOT right-of-way.
Mathis stated to the east of the sign
2nd call for comments was made to which there were none.
Mathis stated that the goal is to do this expansion and pursue purchasing the property to the North in order to further expand the car sales.
Final call was made for comments to which there were none.
Public hearing closed at 6:10 PM.
Ferweda stated he would like to see another drawing to a scale that shows the MDOT right-of-way so they know where those cars will truly be. Because they are adding lighting he would like to see a photometric plan so they can be sure they are not projecting onto the neighboring properties. He said he would also like the parking calculation for the existing business so they know how much parking is truly needed there. He also cautioned that given the size of the lot they are requesting, they may ask that the remainder of the lot be paved but they would have to have that discussion. He then asked for thoughts.
Belill agreed that no decision could be made until they could see where that right-of-way line was.
Motion by Belill to table to another meeting pending a drawing showing the right-of-way line, photometric, and parking calculations.
Support by Polmanteer.
All are in favor, motion carries.

Old Business:

None

Adjournment:

Motion by Belill
Support by Zinn
All in favor – Adjourned – 6:15 PM

**VIENNA TOWNSHIP PLANNING COMMISSION
APPLICATION FOR SPECIAL LAND USE**

Receipt # _____

Date Filed: _____

To the Vienna Township Planning Commission:

We, the Owners, Purchasers, of the following described property, hereby apply to the Vienna Township Planning Commission to grant a Special Land Use to: _____

Ammend Special Land use for used cars from 8/5/2019
to allow for up to 40 VEHICLES

In support of the Application, we agree to pay any fee the Commission requires and submit the following information, which we represent to be true and complete:

Name(s) of Owner(s): DAVID McGRATH

Address(s) of Owner(s): 5010 W. VIENNA RD Phone: 810-893-1610

4

Legal description of property for which application for permit is made: _____

Lot Size: _____ Present Zoning and use: _____

Name of Applicant(s): DAVID McGRATH

Signature of Applicant(s): 

Address: 5010 W. VIENNA RD Phone: 810-893-1610

Special Land Use: _____ Current Zoning: C2

Address: _____

Signature of Applicant: _____ Phone #: _____

To be filled out by the Planning Commission:

Date Fee Paid: 6/15/2020 Amount of Fee: \$500 - Receipt #: 9521

Hearing Date: 7/6/2020

Notice sent to property owners within 300 feet: yes

Recommendation: _____

By: _____
Vienna Township Planning Commission

7/15/2019

VIENNA TOWNSHIP PLANNING COMMISSION
APPLICATION FOR SPECIAL LAND USE

Receipt # 7851

Date Filed: 6/6/19

To the Vienna Township Planning Commission:

We, the Owners, Purchasers, of the following described property, hereby apply to the Vienna Township Planning Commission to grant a Special Land Use to: Car Sales

In support of the Application, we agree to pay any fee the Commission requires and submit the following information, which we represent to be true and complete:

Name(s) of Owner(s): David McGrath

Address(s) of Owner(s): 5010 W. Vienna Rd Phone: 810-893-1610

5

Legal description of property for which application for permit is made: _____

Lot Size: _____ Present Zoning and use: _____

Name of Applicant(s): David McGrath

Signature of Applicant(s): [Signature]

Address: 5010 W. Vienna Rd Phone: 810-893-1610

Special Land Use: _____ Current Zoning: C2

Address: _____

Signature of Applicant: _____ Phone #: _____

To be filled out by the Planning Commission:

Date Fee Paid: 6/6/19 Amount of Fee: 5500 Receipt #: 7851

Hearing Date: 8/5/2019

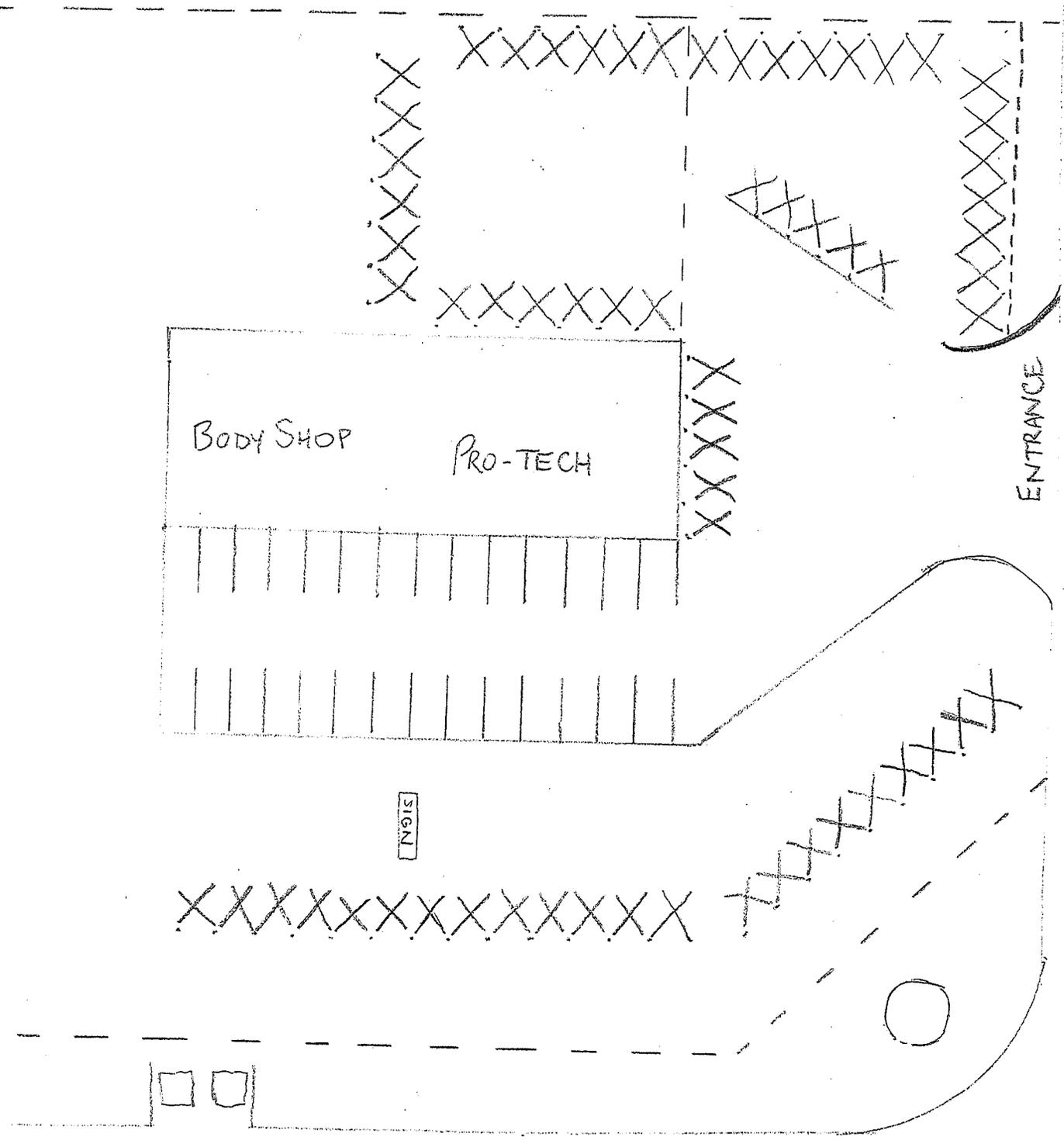
Notice sent to property owners within 300 feet: Yes

Recommendation: Approved for up to 10 cars pending administrative review
Administrative review confirms proper parking for 10 cars per building dept.

By: [Signature]
Vienna Township Planning Commission

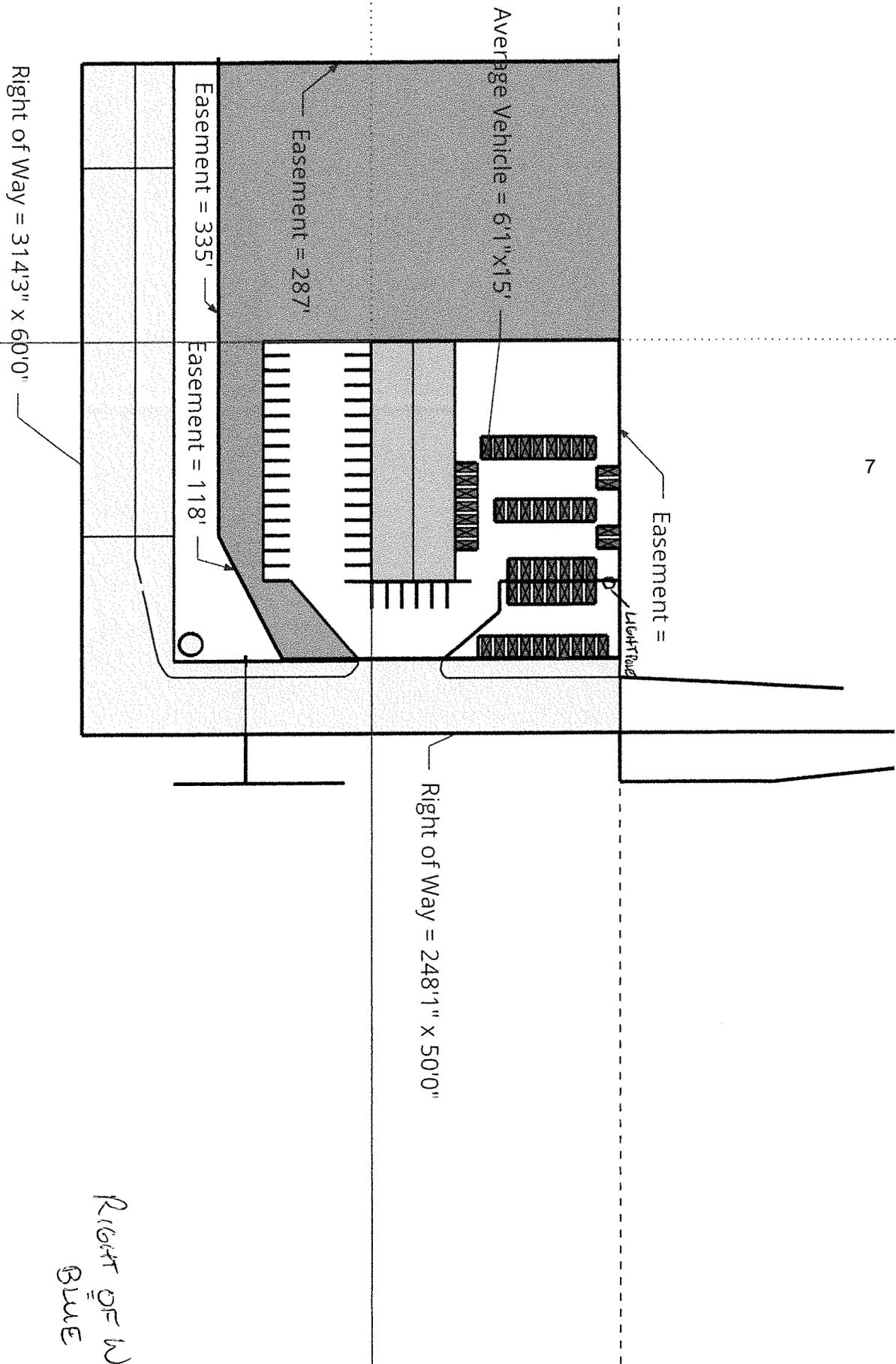
X S ARE CARS FOR SALE

CURRENT FENCE



VIENNA RD

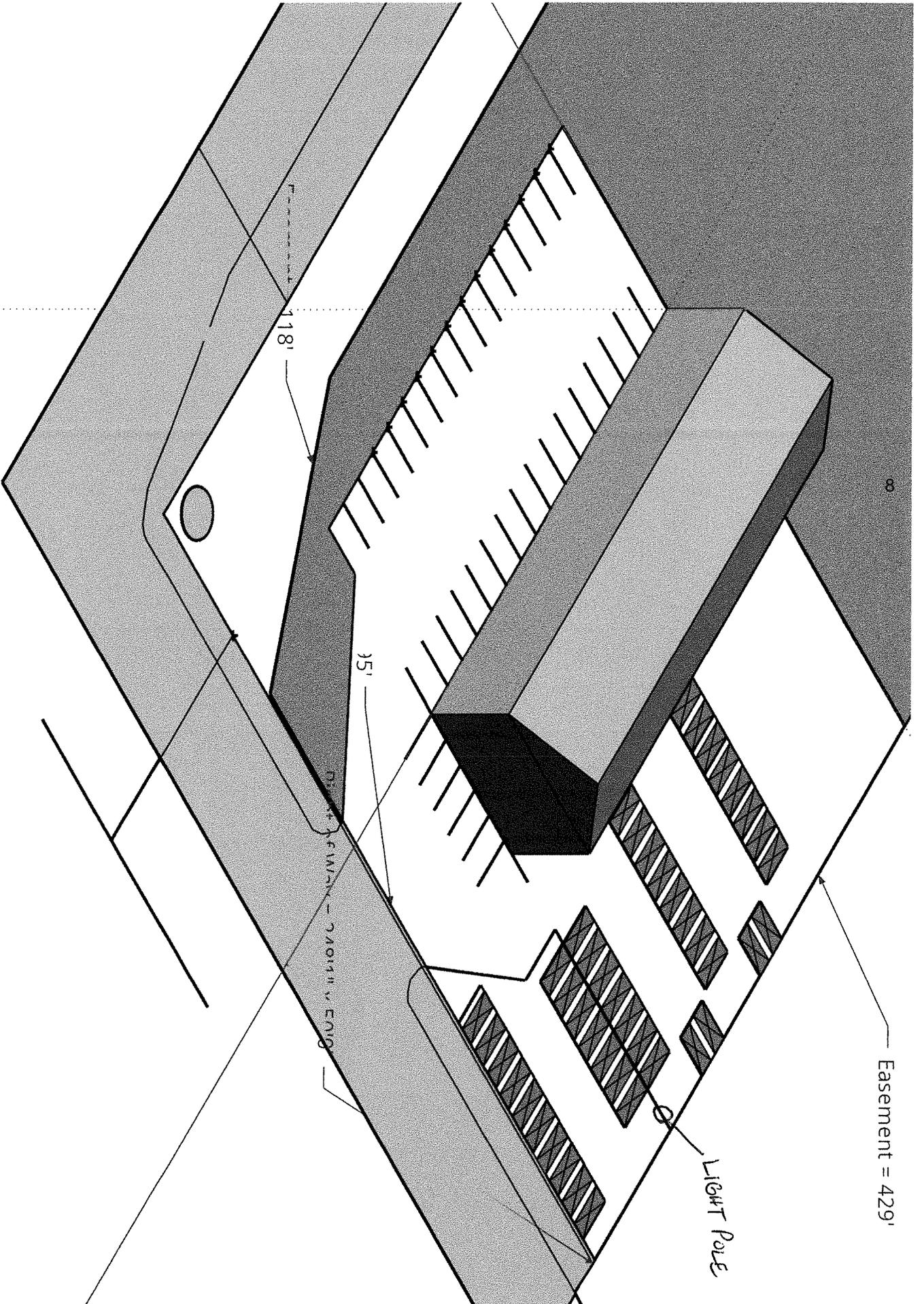
VIENNA RD



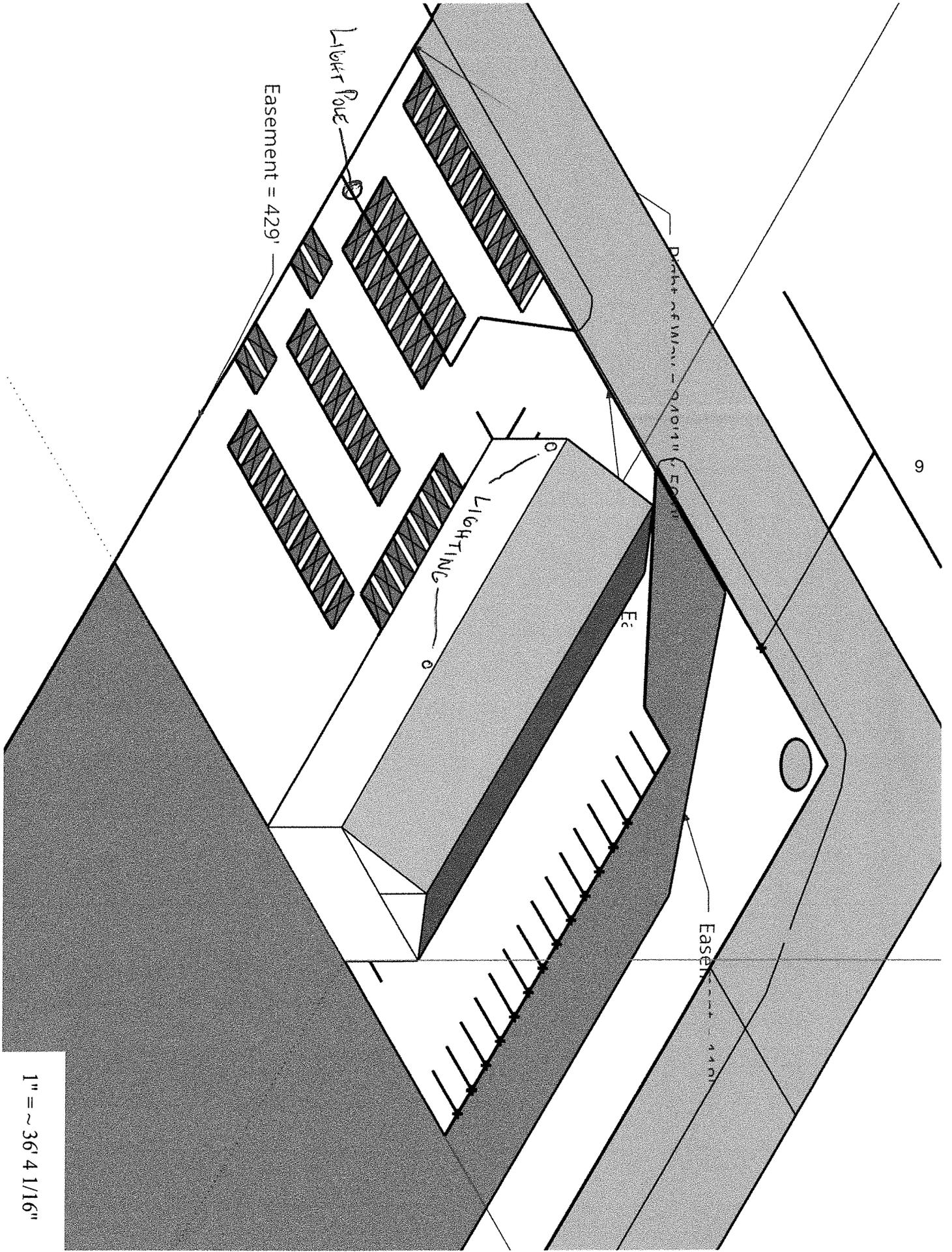
Right of Way
BLUE

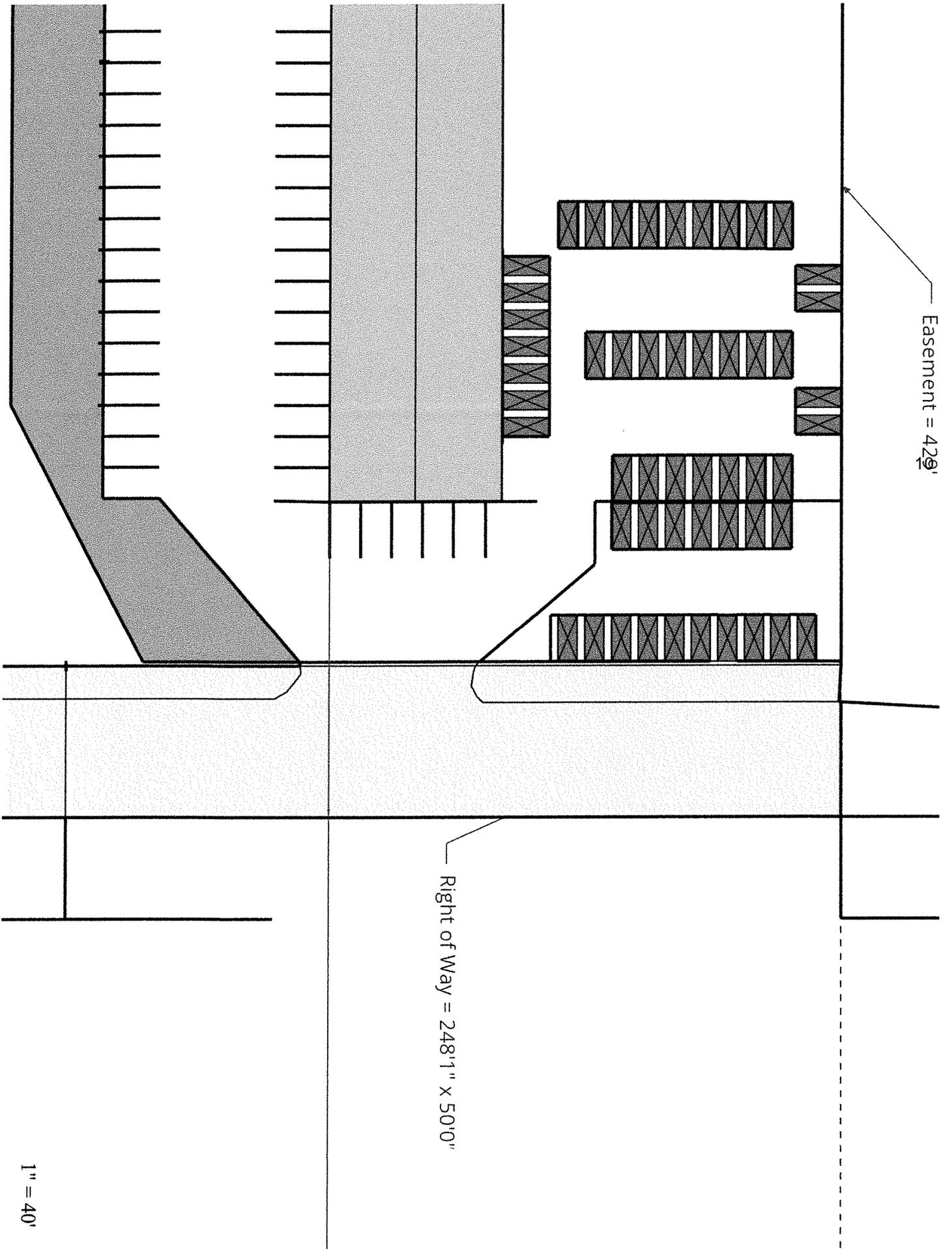
1" = 95' 6 1/8"

1" = 95' 6 1/8"



1" = ~ 36' 4 1/16"

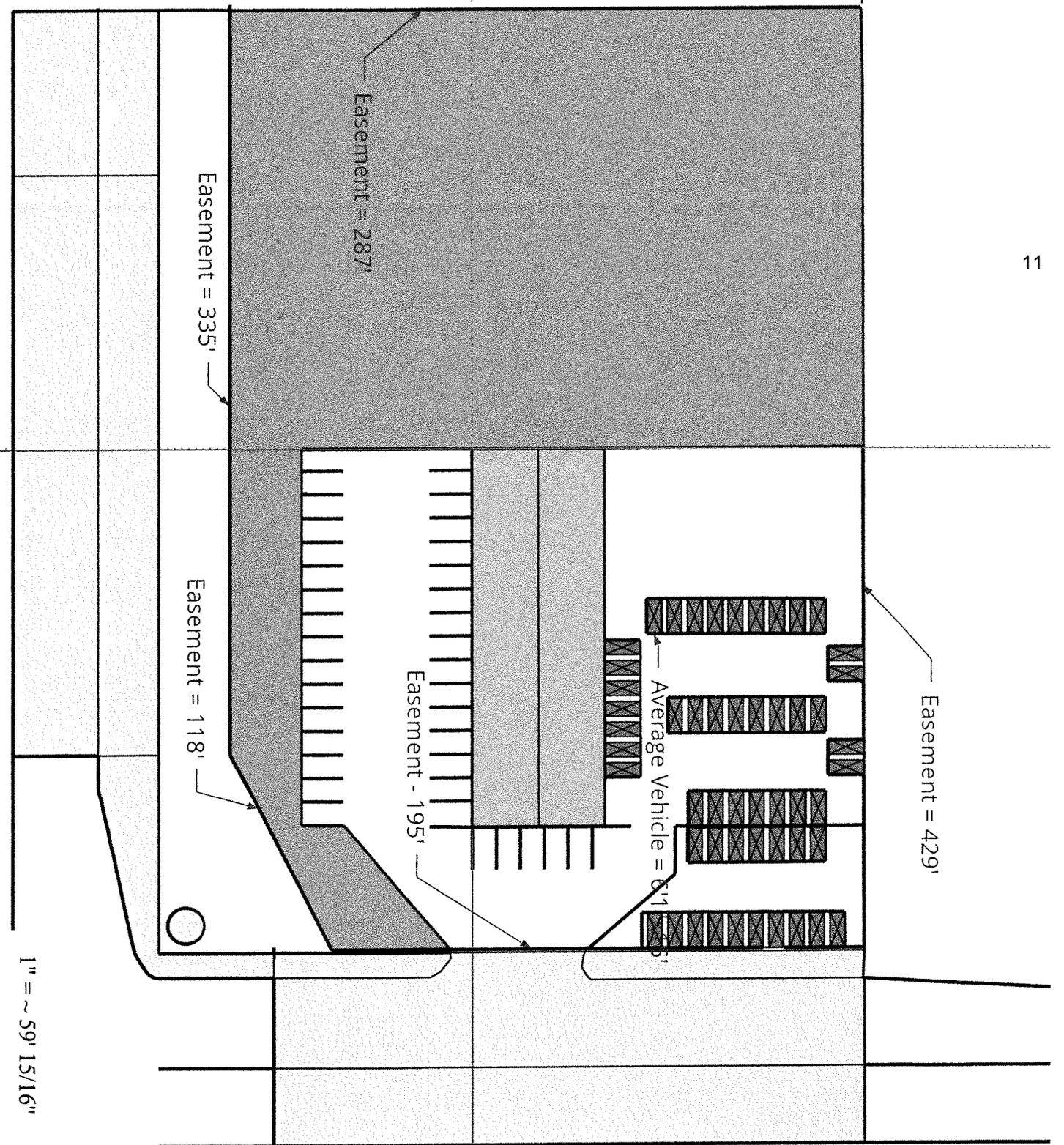




Easement = 429'

Right of Way = 248'1" x 50'0"

1" = 40'



1" = ~ 59' 15/16"

er Creek

STADLER
SANDRA
K TRST

59'-7"

160'-0"

110'-0"

51'-3"

248'-1"
R/W

50'-0"
R/W



000

400-023

165

287'

13

335'

400-038

429'

118'

195'

Lind

00

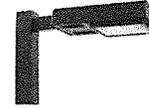
OUTDOOR PHOTOMETRIC REPORT

CATALOG: 53 15M R2 FG

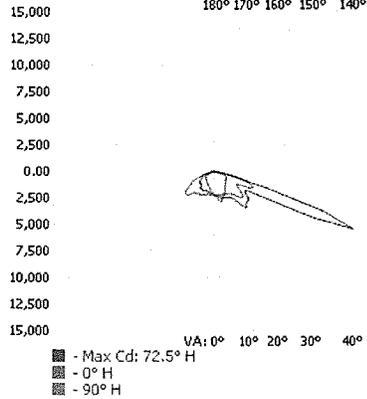
TEST #: LTL17030
 TEST LAB: ACUITY BRANDS LIGHTING CONYERS LAB
 TEST DATE: 11/4/2008
 CATALOG: 53 15M R2 FG
 DESCRIPTION: 53 SERIES 150W MH TYPE 2 MED CUTOFF
 SERIES: LUXMASTER 53 SERIES
 LAMP CATALOG: CDM150/U/PS 4K ALTO
 LAMP: ONE 150-WATT CLEAR ED23.5 CERAMIC PULSE START METAL HALIDE, HORIZONTAL POS.
 LAMP OUTPUT: 1 LAMP, RATED LUMENS/LAMP: 13000
 BALLAST / DRIVER: 057-53-72171, M-135
 INPUT WATTAGE: 188
 LUMINOUS OPENING: RECTANGLE (L: 11.28", W: 11.28")
 MAX CD: 14,318.0 AT HORIZONTAL: 72.5°, VERTICAL: 67.5°
 CUTOFF CLASS: CUTOFF
 ROADWAY CLASS: MEDIUM, TYPE II
 EFFICIENCY: 72.8%

AcuityBrands

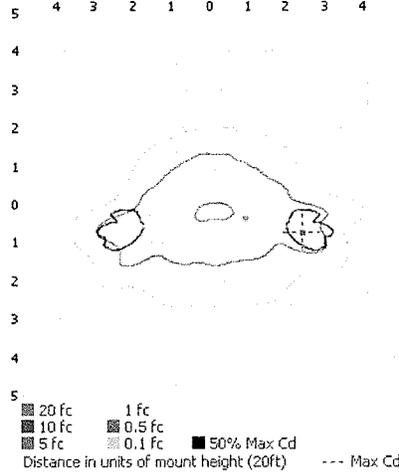
AEL American Electric Lighting



Polar Candela Distribution



Isofootcandle Plot



15

**FILE DOES NOT INCLUDE SUFFICIENT VERTICAL DATA TO PROPERLY CALCULATE BUG AND LCS UPLIGHT.
 **FILE DOES NOT INCLUDE UPPER HEMISPHERE DATA(90-180) AND HAS CD > 0 AT 90° VERTICAL.

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LTL17030
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POLE LIGHT

OUTDOOR PHOTOMETRIC REPORT
 CATALOG: 53 15M R2 FG



ZONAL LUMEN SUMMARY

ZONE	LUMENS	% LAMP	% LUMINAIRE
0-30	1,848.8	14.2%	19.5%
0-40	3,157.9	24.3%	33.4%
0-60	6,563.7	50.5%	69.4%
60-90	2,900.8	22.3%	30.6%
0-90	9,464.5	72.8%	100%

LUMENS PER ZONE

ZONE	LUMENS	% TOTAL
0-10	211.4	2.2%
10-20	645.8	6.8%
20-30	991.6	10.5%
30-40	1,309.0	13.8%
40-50	1,675.8	17.7%
50-60	1,730.1	18.3%
60-70	2,011.7	21.3%
70-80	847.3	9.0%
80-90	41.8	0.4%

ROADWAY SUMMARY

CUTOFF CLASSIFICATION:	CUTOFF	
DISTRIBUTION:	TYPE II, MEDIUM	
MAX CD, 90 DEG VERT:	3.0	
MAX CD, 80 TO <90 DEG:	463.0	
	LUMENS	% LAMP
DOWNWARD STREET SIDE:	6,476.6	49.8%
DOWNWARD HOUSE SIDE:	2,987.3	23%
DOWNWARD TOTAL:	9,463.9	72.8%
TOTAL LUMENS:	9,463.9	72.8%

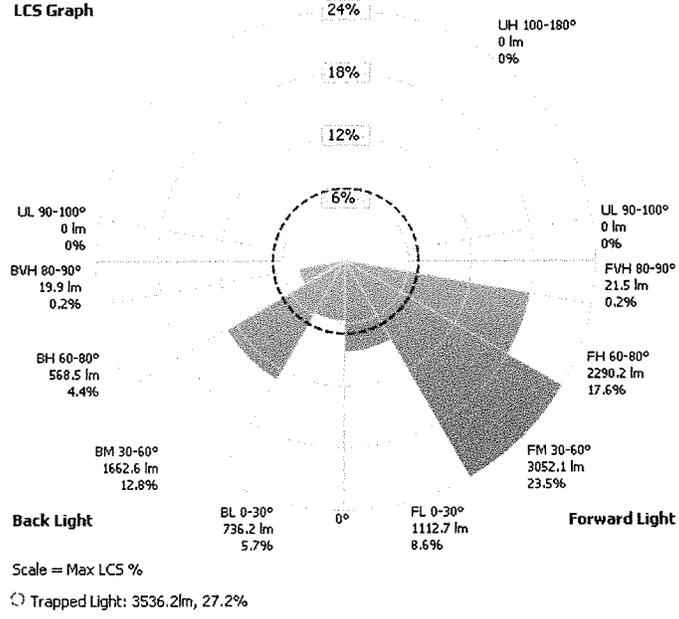
LCS TABLE

BUG RATING	B2 - UX - G2
FORWARD LIGHT	LUMENS LUMENS %
LOW(0-30):	1,112.7 8.6%
MEDIUM(30-60):	3,052.1 23.5%
HIGH(60-80):	2,290.2 17.6%
VERY HIGH(80-90):	21.5 0.2%
BACK LIGHT	
LOW(0-30):	736.2 5.7%
MEDIUM(30-60):	1,662.6 12.8%
HIGH(60-80):	568.5 4.4%
VERY HIGH(80-90):	19.9 0.2%
TRAPPED LIGHT:	3,536.2 27.2%

OUTDOOR PHOTOMETRIC REPORT
CATALOG: 53 15M R2 FG



LCS Graph



OUTDOOR PHOTOMETRIC REPORT
CATALOG: 53 15M R2 FG



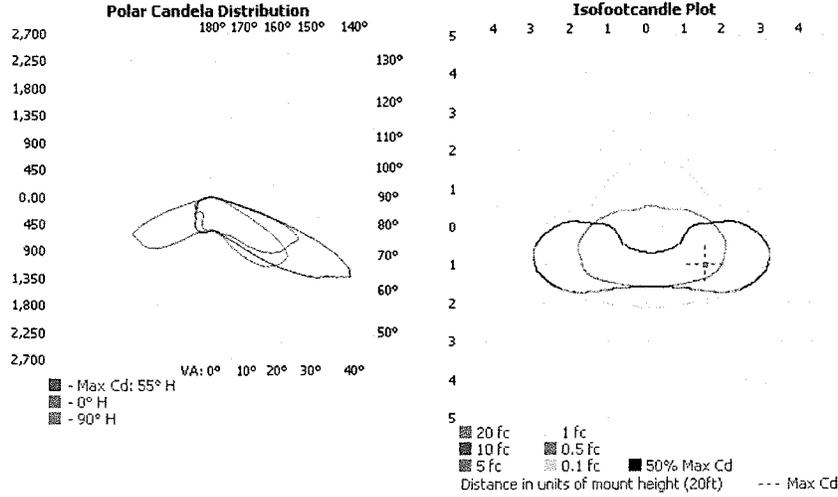
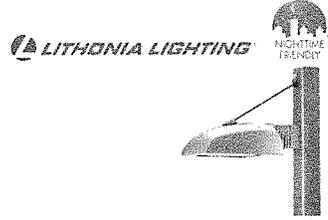
CANDELA TABLE - TYPE C

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15	2926	3033	2749	2281	1890	1668	1598	1678	1865	2238	2790	3181	2926
20	2469	2754	2835	2339	1799	1530	1471	1558	1784	2349	2840	2813	2469
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30	2089	2261	2886	2451	1707	1392	1251	1415	1702	2543	3136	2438	2089
35	1882	2113	2993	2586	1672	1280	1174	1329	1638	2495	3241	2310	1882
40	1693	1996	3923	2843	1640	1160	1106	1213	1472	2685	3449	2221	1693
45	1552	1838	4217	3497	1433	1063	1047	1111	1390	2938	3724	2078	1552
50	1440	1652	3775	3571	1374	1006	973	1032	1334	3369	3793	1881	1440
55	1338	1517	3458	2925	1271	906	889	954	1245	3236	3711	1808	1338
60	1323	1473	2542	2458	1196	830	615	881	1155	2583	3505	1733	1323
65	1259	1549	2422	3709	1122	588	370	401	1009	2115	5517	1629	1259
70	855	1518	3055	3789	362	172	322	223	270	1157	6415	1391	855
75	235	383	1357	2629	289	128	255	182	213	724	2139	339	235
80	84	80	208	463	119	71	169	89	104	193	197	85	84
85	18	23	26	29	20	12	13	15	22	24	29	21	18
90	0	0	3	0	0	3	0	0	0	0	0	3	0

OUTDOOR PHOTOMETRIC REPORT

CATALOG: AST1 LED 42C 350 30K SR2 MVOLT

TEST #: 502232P33
 TEST LAB: SCALED PHOTOMETRY
 TEST DATE: 7/24/2014
 CATALOG: AST1 LED 42C 350 30K SR2 MVOLT
 DESCRIPTION: AST1 AREA LIGHT 42 LEDS 350 MA DRIVE CURRENT 30K
 COLOR TEMP TYPE 2 DISTRIBUTION
 SERIES: AST1-LED
 LAMP CATALOG: LED
 LAMP: HLM LIGHT ENGINE
 LAMP OUTPUT: TOTAL LUMINAIRE LUMENS: 4179.3, ABSOLUTE
 PHOTOMETRY *
 BALLAST / DRIVER: LED DRIVER
 INPUT WATTAGE: 49
 LUMINOUS OPENING: RECTANGLE (L: 10.2", W: 10.2")
 MAX CD: 2,673.7 AT HORIZONTAL: 55°, VERTICAL: 60°
 ROADWAY CLASS: SHORTR, TYPE II



*TEST BASED ON ABSOLUTE PHOTOMETRY WHERE LAMP LUMENS=LUMENS TOTAL.
 *CUTOFF CLASSIFICATION AND EFFICIENCY CANNOT BE PROPERLY CALCULATED FOR ABSOLUTE PHOTOMETRY.

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502232P33
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 PAGE 1 OF 4

OUTDOOR PHOTOMETRIC REPORT
 CATALOG: AST1 LED 42C 350 30K SR2 MVOLT



ZONAL LUMEN SUMMARY

ZONE	LUMENS	% LUMINAIRE
0-30	537.9	12.9%
0-40	1,060.7	25.4%
0-60	2,916.1	69.8%
60-90	1,263.2	30.2%
70-100	370.0	8.9%
90-120	0.000	0%
0-90	4,179.3	100%
90-180	0.000	0%
0-180	4,179.3	100%

LUMENS PER ZONE

ZONE	LUMENS	% TOTAL	ZONE	LUMENS	% TOTAL
0-10	54.4	1.3%	90-100	0.000	0%
10-20	172.9	4.1%	100-110	0.000	0%
20-30	310.6	7.4%	110-120	0.000	0%
30-40	522.8	12.5%	120-130	0.000	0%
40-50	814.9	19.5%	130-140	0.000	0%
50-60	1,040.5	24.9%	140-150	0.000	0%
60-70	893.2	21.4%	150-160	0.000	0%
70-80	331.6	7.9%	160-170	0.000	0%
80-90	38.4	0.9%	170-180	0.000	0%

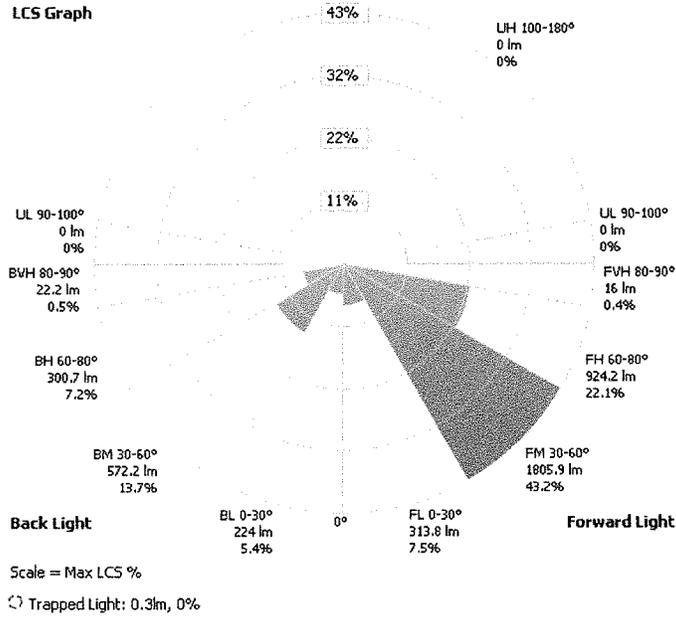
ROADWAY SUMMARY

DISTRIBUTION:		TYPE II, SHORT	
MAX CD, 90 DEG VERT:			0.000
MAX CD, 80 TO <90 DEG:			195.1
	LUMENS	% LAMP	
DOWNWARD STREET SIDE:	3,059.9	73.2%	
DOWNWARD HOUSE SIDE:	1,119.1	26.8%	
DOWNWARD TOTAL:	4,179.0	100%	
UPWARD STREET SIDE:	0.000	0%	
UPWARD HOUSE SIDE:	0.000	0%	
UPWARD TOTAL:	0.000	0%	
TOTAL LUMENS:	4,179.0	100%	

LCS TABLE

BUG RATING	B1 - U0 - G1	
FORWARD LIGHT	LUMENS	LUMENS %
LOW(0-30):	313.8	7.5%
MEDIUM(30-60):	1,805.9	43.2%
HIGH(60-80):	924.2	22.1%
VERY HIGH(80-90):	16.0	0.4%
BACK LIGHT		
LOW(0-30):	224.0	5.4%
MEDIUM(30-60):	572.2	13.7%
HIGH(60-80):	300.7	7.2%
VERY HIGH(80-90):	22.2	0.5%
UPLIGHT		
LOW(90-100):	0.000	0%
HIGH(100-180):	0.000	0%
TRAPPED LIGHT:	0.3	0%

OUTDOOR PHOTOMETRIC REPORT
CATALOG: AST1 LED 42C 350 30K SR2 MVOLT



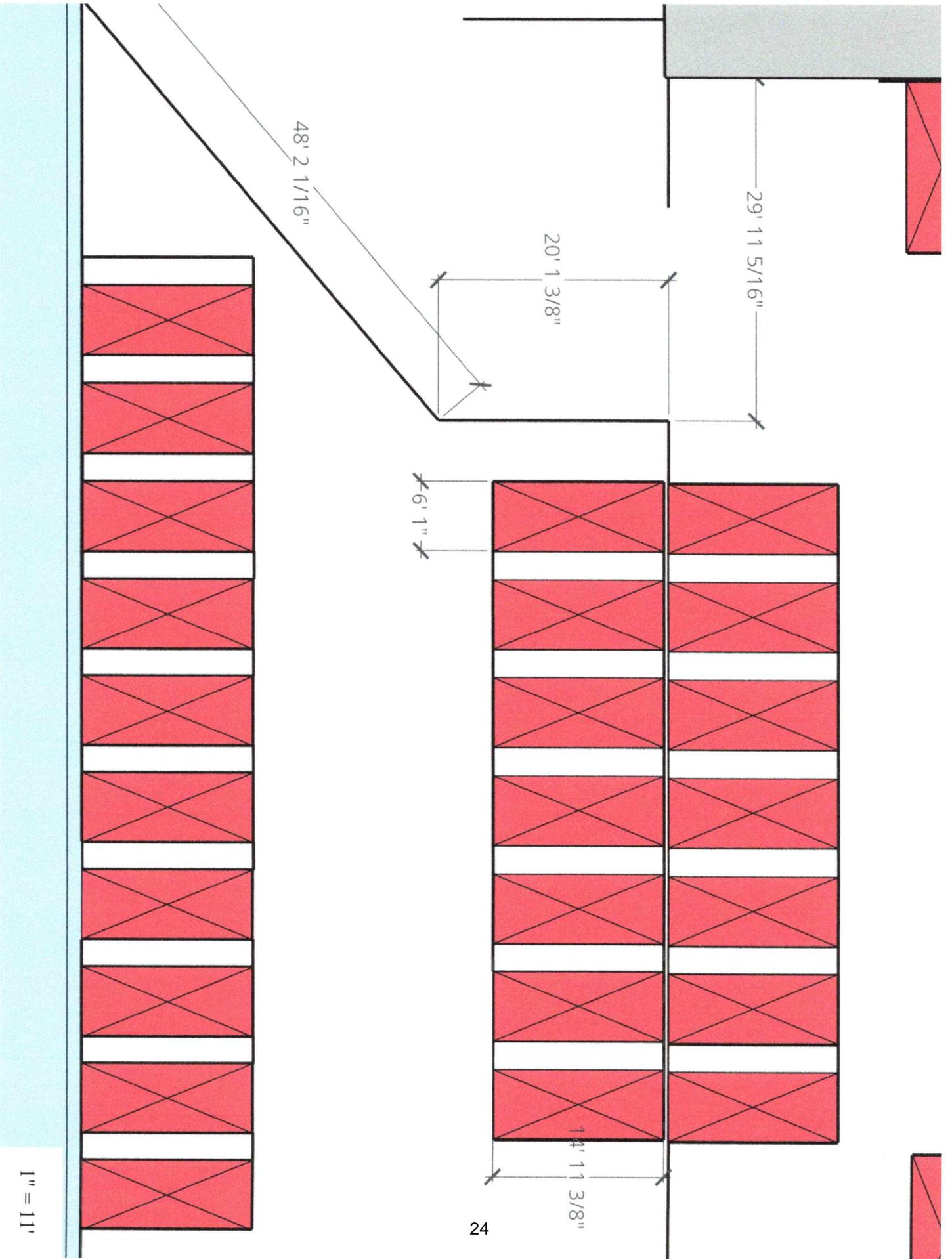
OUTDOOR PHOTOMETRIC REPORT
CATALOG: AST1 LED 42C 350 30K SR2 MVOLT

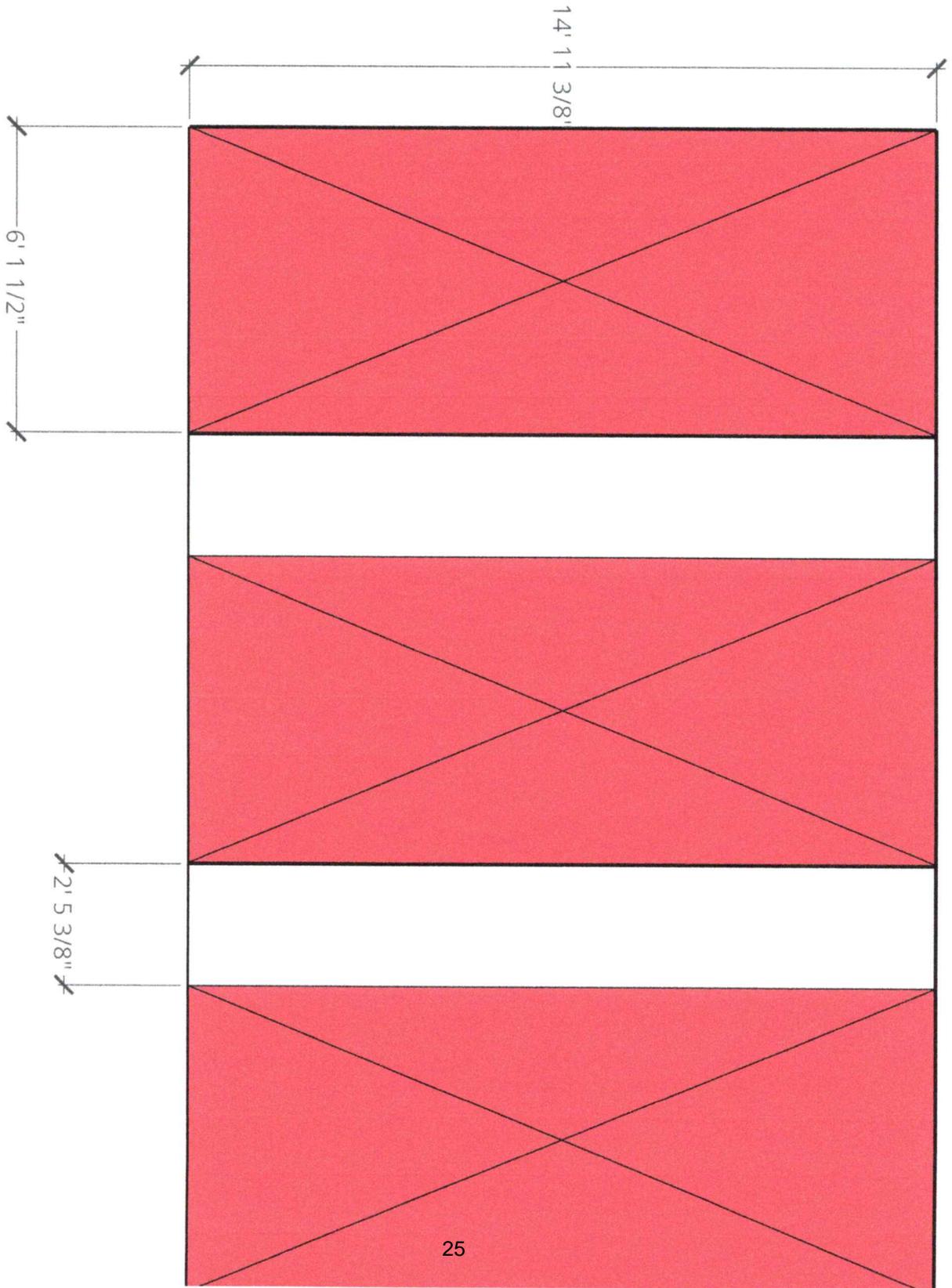


CANDELA TABLE - TYPE C

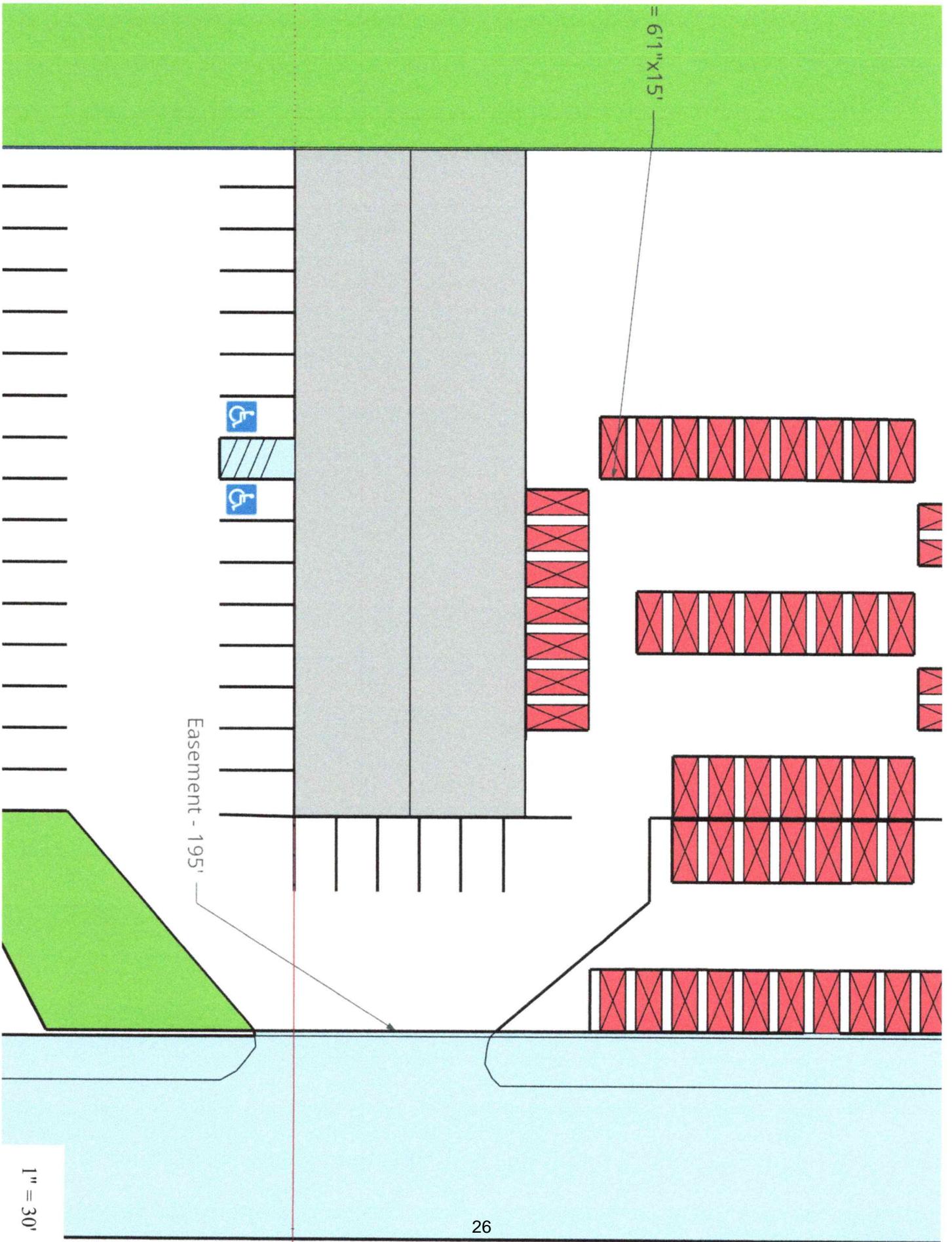
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15	661	658	638	623	609	562	533	562	603	605	613	639	661
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25	974	927	774	695	636	371	315	352	617	673	726	873	974
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35	1369	1337	1059	938	623	298	291	294	571	881	981	1262	1369
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45	1596	1717	1611	1306	522	326	400	339	474	1187	1450	1648	1596
50	1621	1837	1956	1434	465	432	304	414	418	1314	1819	1777	1621
55	1509	1860	2299	1509	374	375	327	369	332	1388	2145	1840	1509
60	1017	1487	2408	1549	299	310	299	304	282	1409	2290	1521	1017
65	457	737	2499	1611	246	291	308	275	236	1447	2440	820	457
70	269	357	1565	1193	230	244	243	246	217	1054	1714	356	269
75	163	210	451	370	237	222	142	218	221	323	595	213	163
80	64	101	120	58	195	138	64	123	179	52	120	102	64
85	11	21	20	5	65	35	10	32	57	12	24	22	11
90	0	0	0	0	0	0	0	0	0	0	0	0	0
95	0	0	0	0	0	0	0	0	0	0	0	0	0
100	0	0	0	0	0	0	0	0	0	0	0	0	0
105	0	0	0	0	0	0	0	0	0	0	0	0	0
110	0	0	0	0	0	0	0	0	0	0	0	0	0
115	0	0	0	0	0	0	0	0	0	0	0	0	0
120	0	0	0	0	0	0	0	0	0	0	0	0	0
125	0	0	0	0	0	0	0	0	0	0	0	0	0
130	0	0	0	0	0	0	0	0	0	0	0	0	0
135	0	0	0	0	0	0	0	0	0	0	0	0	0
140	0	0	0	0	0	0	0	0	0	0	0	0	0
145	0	0	0	0	0	0	0	0	0	0	0	0	0
150	0	0	0	0	0	0	0	0	0	0	0	0	0
155	0	0	0	0	0	0	0	0	0	0	0	0	0
160	0	0	0	0	0	0	0	0	0	0	0	0	0
165	0	0	0	0	0	0	0	0	0	0	0	0	0
170	0	0	0	0	0	0	0	0	0	0	0	0	0
175	0	0	0	0	0	0	0	0	0	0	0	0	0
180	0	0	0	0	0	0	0	0	0	0	0	0	0







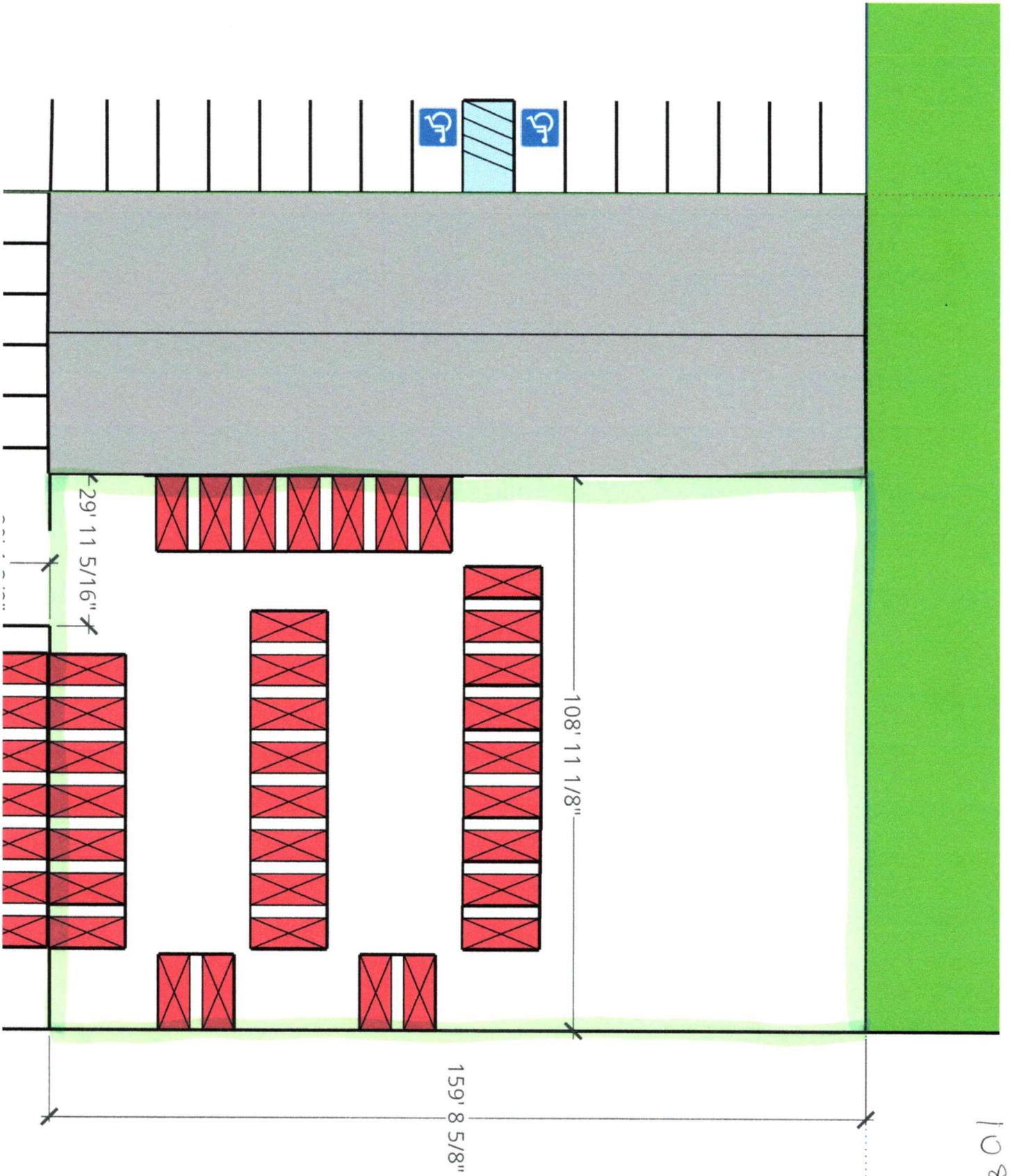
1" = 3'



= 6'1" x 15'

Easement - 195'

1" = 30'



= FENCED IN AREA = 159' 8 5/8" x 108' 11 1/8" =

17,439 sq ft

159' 8 5/8"

108' 11 1/8"

29' 11 5/16"

1" = 26'

Parking Space Calculation

PARKING: MOTOR VEHICLE SALES ESTABLISHMENTS: One for each 100 SQ Ft of usable floor area of sales room or three for each auto service stall in service areas, whichever is greater.

There are 28 Available and painted Parking Spaces without blocking any service stalls throughout the entire building.

- 5 Total Service Stalls x 3 parking spaces per = 15 parking spaces
- 361 sq ft of usable office space at (Pro-Tech/Ultimate Autos)/100 = 3.61 = 4 Parking Spaces
- 268 sq ft of usable office space at (Professional Auto Body)/100 = 2.68 = 3 Parking Spaces
- There are 4 to 6 employees within the building (both businesses) at most at one time x 1 parking space per = 6 parking spaces maximum

In total, with the full number of employees at any one-time, times 1; and all parking spaces filled with the number of stalls times 3, there would be 21 total parking spaces used. In turn there would remain 7 open parking spaces.

To Whom it May Concern,

Greetings, my name is Aaron Mathis and I represent Ultimate Autos LLC formerly (D M McGrath Auto Broker LLC). Our goal and plan are to expand the current availability and allowability of the number of cars from 10 currently to 50 in due time. We wish to respectively keep the area and the lot maintained and presentable to the public and all parties involved. Maintenance to curb appeal and upkeep will be done on a regular basis as well as the following of all guidelines and rules imposed by the township.

Currently our parking lot is made up of 90% Asphalt and 10% Crushed Concrete. We wish to temporarily add more crushed concrete as a base and eventually Asphalt the entire area as funds become more available.

At this time, we have 5 parking lot lights and would like to add 3 more additional, 2 poles, and 1 affixed to the building. We believe with the correct lighting as surrounding businesses have it will appear more presentable with a well-lit area for our display of vehicles.

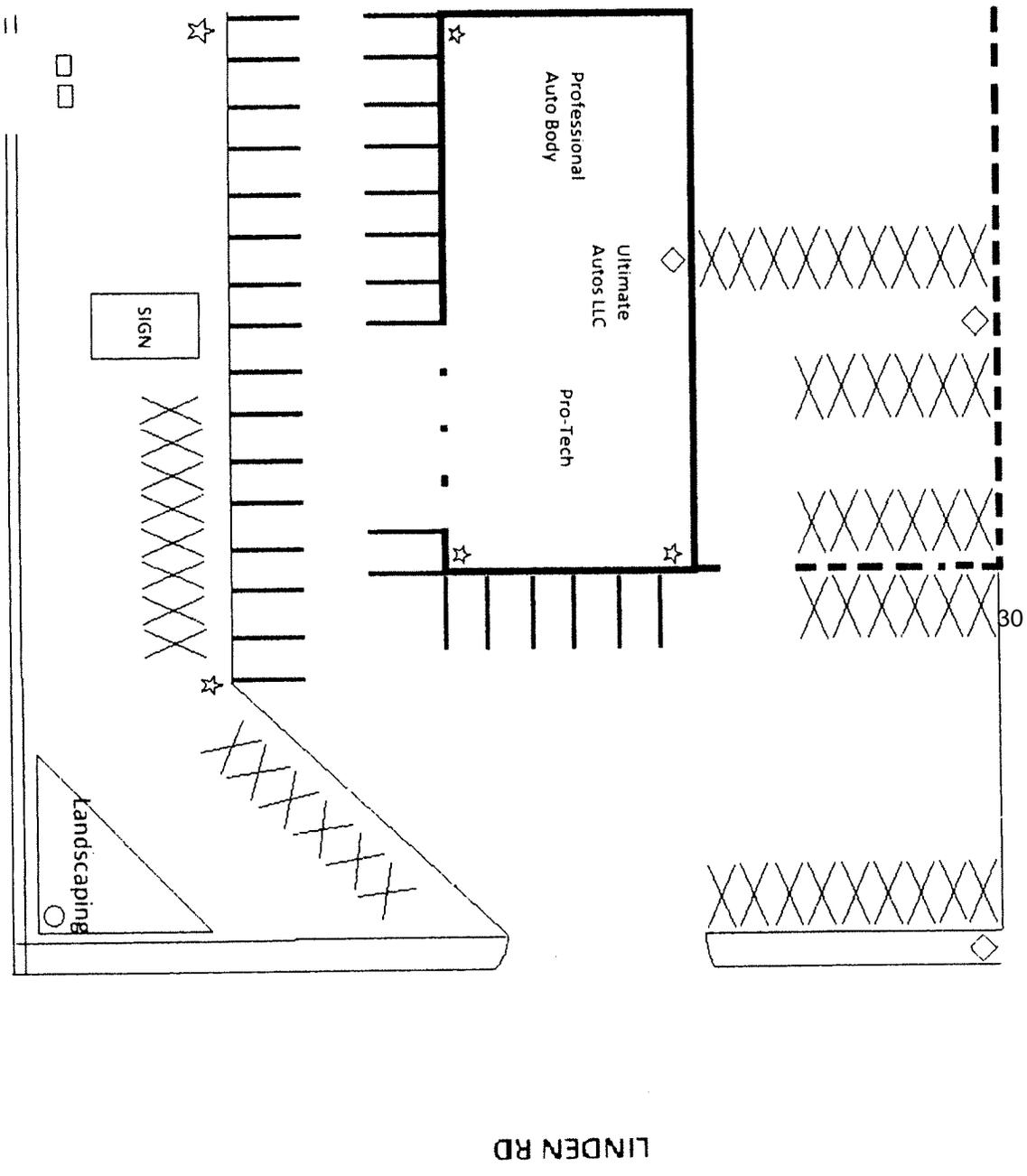
29

There are currently 30 painted parking spaces for customers currently. There are roughly 15 to 25 utilized on a daily basis between the Mechanic Shop, Body Shop, and Auto Dealership. This number includes employee parking as well.

Our wish is to sell good quality cars to this and surrounding communities. I am born and raised in Clio and a current resident for most likely the rest of my life. I want to work with surrounding businesses to bring in more revenue to the community along with a noticeable and respectable presence. I grew up in this town and feel with my determination, motivation, and outlook that we can build this into something that will greatly benefit not only myself but other area businesses as well with people traveling from all over Michigan. We live in a growing small town and it is a wonderful place to raise a family which is exactly what we are. We would love to sponsor school activities, extra-curricular activities, parades, local events, sporting events, public gatherings, and help out in any way we can to continue to make this town a wonderful place to both visit and live within. Thank you for taking time out of your day to review and listen to our requests. Your efforts and duties are much appreciated and noticed. Have a wonderful day!

Sincerely,

Aaron Mathis (Owner)



Each X = 7ft wide and 14ft long

☆ = current lights

◇ = new light location

1 inch = 83.5 feet

Summary of Request

Mr. McGrath is requesting to amend his current special land use permit which allows up to 10 cars at the location of 5010 W Vienna, to increase the number of cars for sale up to 40. He has provided a plan with his application showing the location of how cars will be displayed. To date, there have been no complaints from residents on this property. As part of the annual licensing, the building official performed an inspection on 6/16/2020 to check the number of cars for sale and found only 9 were for sale.

FYI on Motion: Any motion made on a special land use for a car lot moving forward must include obtaining both Township and State licenses.



Parcel ID	Property Address	Owner Name
18-17-400-035	N LINDEN RD	POULSON, KENNETH B
18-20-200-008	5105 W VIENNA RD	MENARD INC
18-17-400-039	5092 W VIENNA RD	LLM PROPERTIES LLC
18-20-200-005	11493 N LINDEN RD	WALMART REAL ESTATE BUSINESS TRST
18-17-400-023	W VIENNA RD	GILLIE, DAVID ETAL
18-17-400-024	N LINDEN RD	POULSON, KENNETH B
18-20-200-007	N LINDEN RD	VIENNA TOWNSHIP
18-16-300-010	12056 N LINDEN RD	CONLEE OIL CO
18-84-179-017	5092 W VIENNA, STE B	METRO PCS
18-84-170-007	5092 W VIENNA , STE I	BELILL EYE CARE
18-83-170-006	5092 W VIENNA, STE E	REMAX RIGHT CHOICE LLC
18-82-201-010	5092 W VIENNA, STE A	H & R BLOCK
18-84-173-008	5092 W VIENNA, STE F	BARTHEL & FLETEREN
18-90-014-008	5092 W VIENNA, STE C	EVERYTHING HAIR
18-81-015-002	5092 W VIENNA, STE H	HAMILTON SPINAL CARE
18-84-170-016	5092 W VIENNA, STE G	PAULINE AQUINO
18-84-172-007	5092 W VIENNA, STE D	IWH CLIO LLC
18-82-209-119	5105 W VIENNA, STE D	REMAX RIGHT CHOICE
18-82-209-018	5105 W VIENNA, STE B	BIGGBY COFFEE
18-82-204-012	5105 W VIENNA, STE A	TROPICAL SMOOTHIE
18-82-205-012	5105 W VIENNA, STE F	VERIZON WIRELESS
18-82-209-019	5105 W VIENNA, STE C	BELTONE HEARING

ownstreet	Owner City	ownstate	Zip
9234 N WEBSTER	CLIO	MI	48420
5101 MENARD DR	EAU CLAIRE	WI	54703
PO BOX 148	CLIO	MI	48420
PO BOX 8050 MS0555	BENTONVILLE	AR	72712-8050
G 6524 N DORT HWY	MT MORRIS	MI	48458
9234 N WEBSTER RD	CLIO	MI	48420
3400 W VIENNA RD	CLIO	MI	48420
12076 N LINDEN RD	CLIO	MI	48420
5092 W VIENNA, STE B	CLIO	MI	48420
5092 W VIENNA, STE I	CLIO	MI	48420
5092 W VIENNA, STE E	CLIO	MI	48420
7111 DIXIE HWY, #109	CLARKSTON	MI	48346
5092 W VIENNA, STE F	CLIO	MI	48420
5092 W VIENNA, STE C	CLIO	MI	48420
5092 W VIENNA, STE H	CLIO	MI	48420
5092 W VIENNA, STE G	CLIO	MI	48420
32600 STEPHENSON HWY	MADISON HEIGHTS	MI	48071
5105 W VIENNA, STE D	CLIO	MI	48420
5105 W VIENNA, STE B	CLIO	MI	48420
1028 N LEROY	FENTON	MI	48430
5105 W VIENNA, STE F	CLIO	MI	48420
5105 W VIENNA, STE C	CLIO	MI	48420

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Vienna Township Planning Commission on **Monday, July 6, 2020 at 5:30 p.m.** The hearing will take place virtually via Zoom in accordance with Executive Order No. 2020-48 on April 14, 2020 allowing remote participation in public meetings and hearings for public bodies subject to the Open Meetings Act.

The Commission will seek public input on a special land use request by David McGrath to amend his current special land use for used car sales, which allows him 10 cars for sale, to allow for additional cars for sale at the site located at 5010 W Vienna Rd.

To attend the meeting:

<https://zoom.us/j/92802356616?pwd=bVYvRXIVOHh1aFN0UkcvWEZoSUIvQT09>

Meeting ID: 928 0235 6616

Password: 0wbxNy

Or go to: <https://zoom.us/join> Then enter the meeting ID and password

Legal Description:

A PARCEL OF LAND BEG N 0 DEG 53 MIN 06 SEC W 180 FT FROM SE COR OF SEC TH S 55 DEG 31 MIN 36 SEC W 324.11 FT TH W 221.7 FT TH N 0 DEG 51 MIN 10 SEC E 381.03 FT TH E 483.44 FT TH S 0 DEG 23 MIN 30 SEC E TO PL OF BEG EXC ALL THAT PART LYING ELY & SLY OF A LINE DESCR AS BEG N 0 DEG 48 MIN 34 SEC W 492.126 FT FROM SE COR OF SEC TH S 89 DEG 11 MIN 26 SEC W 49.21 FT & S 0 DEG 48 MIN 34 SEC E 322.647 FT & S 53 DEG 31 MIN 32 SEC W 121.033 FT & ON CURVE TO RIGHT CHORD=S 87 DEG 47 MIN 18 SEC W 613.586 FT & S 89 DEG 19 MIN 54 SEC W 100 FT TO PT OF ENDING SEC 17 T9N R6E (99) FR 18-17-400-021 * * * DDA * * * PARCEL #18-17-400-038

This meeting is open to the public. Interested parties can examine the application and plans on the Vienna Township website located at www.viennatwp.com, or by calling the building department at 810-686-7676 to arrange a time to see them. Written comments will be received at the Vienna Township Office until 5:00 p.m. on the hearing date and can be emailed to dmcdonagh@viennatwp.com.

Dated: June 15, 2020

Publish: June 17, 2020

Vienna Township Planning Commission

Individuals with disabilities requiring auxiliary aids or services shall contact Vienna Township by writing or calling, 7 business days before the Public Hearing, Cynthia J. Bryan, 3400 W Vienna, Clio, MI 48420, 810-686-7580



ROWE PROFESSIONAL SERVICES COMPANY

Large Firm Resources. Personal Attention. sm

July 22, 2020

Jeff Ferweda, Planning Commission Chairperson
Vienna Charter Township
3400 W. Vienna Road
Clio, MI 48420

RE: Master Plan Update – Hybrid Open House

Dear Mr. Ferweda:

As you are aware, due to the Covid-19 virus, the township postponed moving forward on holding an in-person open house as part of the master plan update. We are adapting the ever-changing situation and will propose we move forward with a hybrid open house.

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There will be two parts to the open house presentation. The first part is to still allow for individuals to come into the main meeting chambers to review the open house boards, ask questions, and fill out the questionnaire. We would follow social distancing guidelines which may include limiting the number of participants in the room at one time, regularly sanitizing pens, keeping 6 feet apart, and wearing masks. We would still hold an afternoon session between 1 and 3 p.m. and an evening session from 6 to 8 p.m.

The second part of the open house is the virtual access. We propose to utilize the township website to put up a PDF of the open house boards and a link to a survey monkey version of the open house questionnaire. We would put both items up for 1 to 2 weeks for participants to review and answer. During the in-person open house, we will advertise that staff is available virtually to answer questions and present the same information.

Based on discussions with township staff, we have narrowed down to two dates to select from either:

- Tuesday, September 15th
- Tuesday, September 29th

I will be attending the upcoming August planning commission meeting to answer any questions you may have. If you have any questions or require additional information, please contact me at chabben@rowepsc.com or (810) 341-7500.

Sincerely,
ROWE Professional Services Company

Caitlyn Habben
Planner

cc: Vienna Township Planning Commission

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