

MINUTES OF THE SPARTA TOWNSHIP PLANNING COMMISSION
Tuesday, April 12, 2016, 7 PM
Sparta Township Hall, Sparta, Michigan

Present: Chairman Terry Hartman; Sparta Township Treasurer Rachel Shangle;
Commissioners Linda Anderson, Scott Bultman and Don Doyle

Also present: Township Attorney Cliff Bloom and
Sparta Township Zoning Administrator Dale Bergman

Absent: Commissioners Tim Driscoll and Mark VanderWerff

I. Call to Order: The meeting was called to order at 7 PM by Chairman Hartman.

II. Additions or Corrections to the Agenda: Paul Rogers was added to the Agenda. He has a question.

III. Minutes of March 8, 2016: Motion by Doyle, seconded by Anderson, to approve the Minutes. Motion carried unanimously.

IV. Public Comment: On non-agenda items, no comments.

V. Business Items (Public Hearings)

- a. C-1 conditional rezoning request from Derral and Tammy Denham along with a special use request to use the house on site for a bed and breakfast establishment and use the existing barn and grounds for weddings, receptions, banquets, graduation parties, and similar uses

Attorney Bloom explained that there is an existing barn and farmhouse in the R-1 zone. If rezoned to Commercial, it can be used for only what is in the request and on the site plan. He distributed the Rezoning Contract draft dated March 28, 2016.

Applicants thanked the Commission for their time; they appreciate their community work. They are excited about their project. They distributed the "Briar Barns" packet.

Public Hearing opened at 7:07 PM

Chairman Hartman read a letter from Wayne Gagnon of 665 10 Mile Road, NW. He owns the Lanco property. He supports the C-1 rezoning and special use allowance.

Fritz Walhfield owns two lots to the west of applicant. He welcomes their endeavors and wishes them luck.

Public Hearing closed at 7:10 PM.

It was clarified that the contract goes with the land, not the owners. Motion by Anderson, seconded by Doyle, and unanimously carried to recommend to the Township Board the conditional rezoning to C-1 and approval of the Rezoning Contract with the following additions to the Contract, page 2, Terms and Conditions:

1. (a)(viii) Winery and Brewery
1. (b) No outdoor music allowed after 11 PM. No outdoor events allowed after midnight.

Motion by Anderson, seconded by Doyle, and unanimously carried that the Special Land Use for Applicants Denham is approved contingent upon the approval of the rezoning and amendment by the Township Board.

b. Amendment to allow bed and breakfast establishments as a special use within the C-1 zoning district

Public Hearing opened at 7:34 PM. No public comment.

Public Hearing closed at 7:35 PM.

Motion by Doyle, second by Shangle, and unanimously carried to recommend to the Township Board adopting the ordinance amendment drafted February 12, 2016, which adds Bed & Breakfast to the C-1 zoning in the Zoning Ordinance.

VI. Other Business

Paul Rogers has an interested buyer for the property he owns on Sparta Avenue. The prospective buyer is a trucking and concrete crushing company (only crushing, not mining). The Township Supervisor indicated it cannot be done, but Mr. Rogers wants clarification from the Planning Commissions. Attorney Bloom stated the Planning Commission does not provide advisory decisions. The Zoning Board of Appeals is the right course to hear appeals of interpretations. Request for rezoning is allowed through application to the Planning Commission; the Master Plan would need to allow it. The Township Board makes the final decision.

VII. Adjournment: Motion Doyle, seconded by Shangle, to adjourn the meeting at 7:40 PM. Motion carried. The next meeting of the Sparta Township Planning Commission will be scheduled at a future date.

Respectfully submitted,
—Toni Potes
Recording Secretary