

**Minutes of the Sparta Township Planning Commission
Regular Meeting of Tuesday, March 11, 2025, 7:00pm
Sparta Township Hall, 160 E Division St, Sparta MI 49345**

This meeting could be viewed live or recorded at
<https://www.youtube.com/channel/UCu9bOagfR6m02k7rdmX3TLA>

Present: Chairperson Terry Hartman, Vice Chairperson Tim Driscoll (arrived at 7:25pm), Secretary Linda Anderson, Twp Board trustee Barb Johnson, Commissioners Don Doyle, Dale Flannery, and Ken Humphreys.

Also present: Sparta Twp Supervisor Dale Bergman, Zoning Administrator/Planner Kevin Yeomans of Fresh Coast Planning, Twp Board Trustees Rob Steffens and Bill Goodfellow, and Recording Secretary Katy Shelton.

Absent: No one.

1. **Call to Order:** The meeting was called to order at 7:00pm.
2. **Pledge of Allegiance:** The Pledge of Allegiance was recited.
3. **Additions or corrections to the agenda:** Planner Yeomans said that because there would be two public hearings tonight and that members of the Boyd family were here for their rezoning request, he requested that the order in which these items are discussed be changed to put the Boyd item first. Motion by Johnson to approve the agenda with that adjustment. Second by Anderson. Motion passed unanimously.

4. **Minutes of February 11, 2025, Regular meeting:** Motion by Doyle with a second by Humphreys to approve the minutes as written. Motion passed unanimously.

5. **Public Comment (on non agenda items):** None

6. **Business Items:**

a. **Public Hearing: Preliminary review – Boyd rezoning request (2787 13 Mile Rd.):**

Planner Yeomans stated that this request from Abigail and Kyle Boyd was to change their zoning from Ag-1 to Ag-2 in order to build a single family home on the property as a use by right. He stated that this is consistent with the township's master plan, and that he has no concerns to bring to the Commission's attention at this time. He recommends that the Planning Commission approve a public hearing for the request. Motion by Humphreys with a second by Anderson to approve this request and move for a public hearing. Motion passed unanimously.

b. **Public Hearing: Momber/Ducharme SLU – 4315 12 Mile.**

Public hearing opened at 7:06pm. There were no public comments. Public hearing closed at 7:07pm.

Planner Yeomans reviewed this request. This request concerns the splitting of five acres from an approximately 75 acre parcel at the corner of 12 Mile and Fruit Ridge for the purposes of storing various farming equipment. He stated that pending the Planning Commission's review of Fresh Coast Planning's memorandum dated 2/20/2024 and if the Commission's findings are consistent with the preliminary findings contained within the memorandum, he

recommends that the Planning Commission approve this request.

Motion by Johnson to approve the application from Daniel Momber for a proposed special collection and storage facility on a site currently located at 4315 12 Mile Road, parcel number 41-05-19-400-003, with the following conditions:

1) The operation shall be conducted in accordance with site plans dated 2/17/2025 prepared by Driscon Consulting and the accompanying project narrative dated 2/3/2025.

2) The Applicant must complete the required land division that will separate the Site from the Property (4315 12 Mile). Second by Humphreys. Motion passed unanimously.

- c. **Public hearing: Proposed Farm Labor Housing Text Amendment:** Public hearing opened at 7:14pm. Township Trustees Rob Stefens and Bill Goodfellow both spoke in support of this amendment. No further public comment received. Public hearing closed at 7:21pm.

Planner Yeomans stated that due to the complexity of the proposed changes, if the Planning Commission decides to move forward with one of the proposed versions, that he be allocated additional time to conduct a more thorough review of the amendment before the Planning Commission makes a recommendation to the Board of Trustees. He stated he'd also like to have the changes reviewed by legal counsel. Motion by Johnson with a second by Humphreys to recommend approval of version

V2B Clean to the Board of Trustees, pending legal review of the amendment. Motion passed unanimously.

- d. **Review of requirements for all dwellings and accessory building regulations:** Planner Yeomans presented a comprehensive outline of proposed draft language to amend accessory building regulations. One version is based on percentage of building lot coverage. The second version is based on a combined maximum area of all accessory buildings. The Commission discussed this issue extensively. It was emphasized that the Planning Commission needs to be very cognizant of how this issue affects the farmers in our area. The consensus of the Commission was that Planner Yeomans present this issue again at the next planning meeting after he and the Commissioners can review it some more.
- e. **Master Plan Review:** The Township Master Plan is complete. Planner Yeomans presented all chapters of the Master Plan for the Commissioners to review and provided an overview of the next steps for review and adoption of the Master Plan. Planner Yeomans said it was possible that the Master Plan could be finalized and approved in October 2025.

7. **Public Comment on agenda items:** None.

8. **Staff and Commissioner Comments:**

- a. Chad Momber, 3748 Timothy Lane, Ravenna, asked why the Boyds needed to change their zoning from Ag-1 to Ag-2 in order to build a house. He was advised that this would allow them a less restricted use of their property.
- b. Planning Commission Chair asked for an update on the Zavala's Greenhouse operation. He stated that he'd

received some complaints regarding their operation. Planner Yeomans stated that the business is in compliance with all applicable ordinances and codes and is getting ready to open for the season.

c. The expansion of the Glenwood trailer park was discussed. The owners are the bond that is required as part of the variance for the wastewater system. Planner Yeomans said that water issues are being resolved.

9. Motion by Humphreys with a second by Anderson to adjourn the meeting at 8:11pm. Motion passed unanimously.

Submitted by Katy Shelton, recording secretary.