

# AGENDA

SPARTA TOWNSHIP  
PLANNING COMMISSION  
Tuesday, April 8, 2025  
7 P.M.

Sparta Township Hall  
160 East Division Street  
Sparta, MI 49345

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

- I. Call to Order
- II. Pledge of Allegiance
- III. Additions or Corrections to Agenda
- IV. Minutes of March 11, 2025, Regular Meeting
- V. Public Comment
- VI. Business Items
  - A. Public Hearing - Boyd Rezoning Request – 2787 13 Mile
  - B. Review of Requirements for all Dwellings and Accessory Building Regulations
  - C. Master Plan Review
- VII. Public Comment
- VIII. Staff and Commissioner Comments
- IX. Adjournment



**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 form 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 Boyd's 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



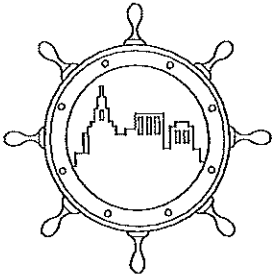
received some complaints regarding their operation. Planner Yeomans stated that the business is in compliance with all applicable ordinances and codes and is getting ready to open for the season.

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.





## Fresh Coast Planning

119 1/2 Washington Avenue, Studio B  
Grand Haven, MI 49417  
www.freshcoastplanning.com

**Gregory L. Ransford, MPA**  
616-638-1240  
greg@freshcoastplanning.com

**Julie Lovelace**  
616-914-0922  
julie@freshcoastplanning.com

**Kevin Yeomans**  
616-821-4969  
kevin@freshcoastplanning.com

**Alexis Gulker**  
616-773-4638  
alexis@freshcoastplanning.com

# MEMORANDUM

To: Sparta Township Planning Commission  
From: Kevin Yeomans *KLY*  
Date: 3/31/2025  
Re: Boyd Rezoning 2025 – 2787 13 Mile – Public Hearing and Review

Attached is a rezoning application from Abigail and Kyle Boyd (the "Applicant") to rezone their property at 2787 13 Mile (parcel # 41-05-16-400-010) (the "Property") from the Prime Agricultural Preservation (Ag-1) Zoning District to the Agricultural (Ag-2) Zoning District. They are requesting the rezoning so that they can build a single-family home on the property as a use by right.

Fresh Coast Planning has reviewed the application and found it complete. We believe approval of this request is appropriate.

### Property Details

The Property is located on the north side of 13 Mile Road, west of Phelps Avenue. The Property is approximately 8.4 acres in area and is currently vacant.

While single family dwellings are allowed in the Ag-1 Zoning District, they can only be on a Lot that is a maximum of two acres in area. Further, there are provisions that allow a single-family dwelling on a Lot larger than two acres in the Ag-1 District if approved as a special land use by the Sparta Township Planning Commission (the "Planning Commission"). If reviewed as a special land use the Applicant would have to provide site plans meeting the requirements of Section 154.170 – Final Site Plan Review of the Sparta Township Zoning Ordinance (the "Zoning Ordinance"). Additionally, if approved, as a condition of approval the property owners would have to go through the process of placing permanent deed restrictions on the Property which would prohibit further land division and could inhibit future use of the Property.

As can be seen in Figure 1 below, the Property is Master Planned as Rural Agriculture which is the same as the Ag-2 Zoning District. As you are aware, single-family dwellings are a use-by-right in the Ag-2 Zoning District. Where single-family dwellings are a use-by-right they are not required to provide site plans or place restrictions on the Property that are required of single-family dwellings that are a special land use. Given this, the Applicant has chosen to pursue the requested rezoning.



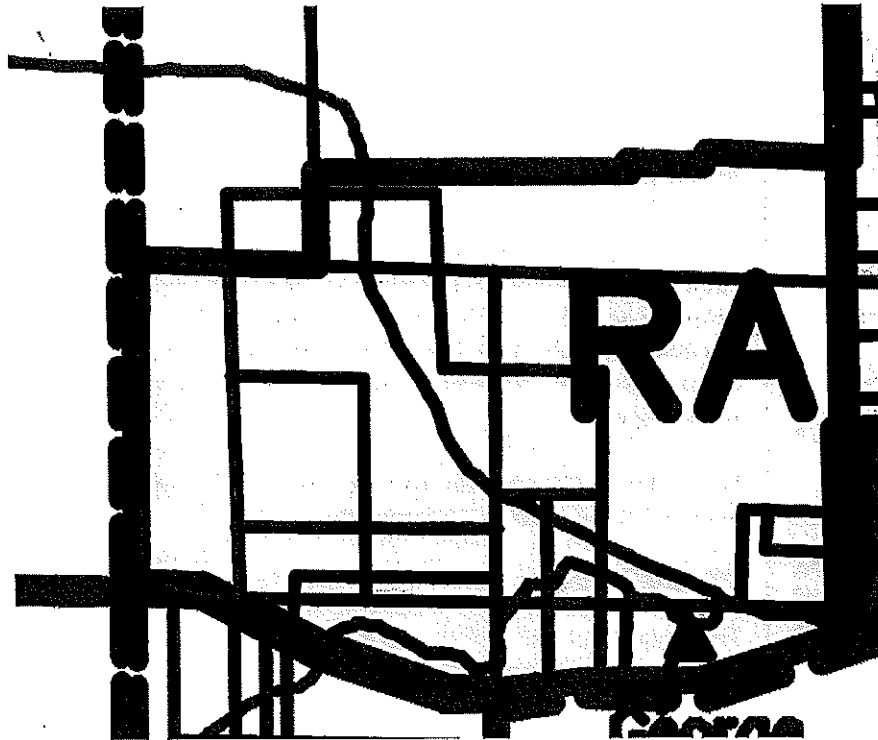


Figure 1 Excerpt from Sparta Twp Master Plan Map. Green = Ag-2, White = Ag - 1, Property outlined in red.

#### Standards of Review for A Rezoning

As you are aware, the Sparta Township Zoning Ordinance does not contain express standards or criteria to be applied for a rezoning request. As such, per Township legal counsel the Planning Commission and Sparta Township Board uses the following standards and criteria when reviewing a rezoning request:

- (a) Whether the requested zoning will meet the Sparta Township Master Plan (the "Master Plan").
- (b) Whether the requested rezoning will meet any standards contained in the relevant zoning district wording in the Zoning Ordinance.
- (c) Whether there have been sufficient changed conditions or circumstances since the property was initially given its current zoning district designation to justify a rezoning.
- (d) Whether the rezoning would be reasonable.
- (e) Whether the rezoning would constitute a prohibited "spot rezoning."
- (f) Whether a mistake or error was made in the original zoning district designation.
- (g) Whether the rezoning would be compatible with the surrounding area and nearby properties.

The Michigan courts have held that public comments in opposition or support are a legitimate factor for a local governmental body to consider regarding a zoning application. However, public opinion should generally not be overriding or determinative of the final zoning decision.

It is important to keep these items in mind as you review the application and our summaries of the Master Plan and Sparta Township Zoning Ordinance below.



(a) Whether the requested zoning will meet the Sparta Township Master Plan.

Findings: (Met) The Sparta Township Master Plan Map identifies the future land use classification of the Property as Rural Agricultural which is the same as the Ag-2 – Agricultural Zoning District. As such, it appears this standard has been met.

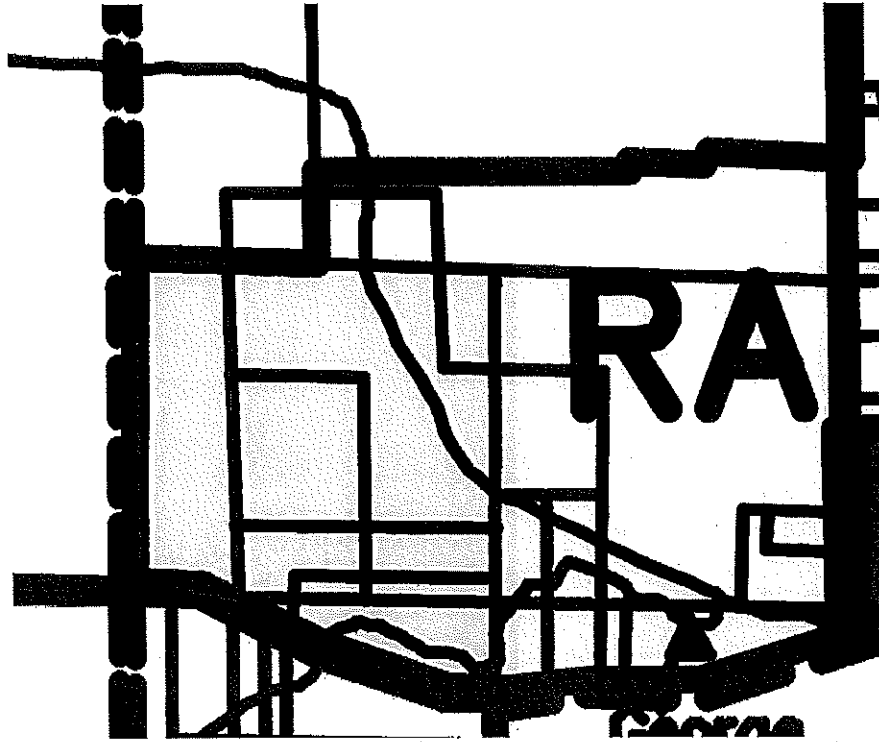


Figure 2 Excerpt from Sparta Twp Master Plan Map. Green = Ag-2, White = Ag-1, Property outlined in red

(b) Whether the requested rezoning will meet any standards contained in the relevant zoning district wording in the Zoning Ordinance.

Findings: (Met) The Sparta Township Zoning Ordinance identifies the purpose of the Ag-2 District as:

*This zoning district represents land that may be farmed, but which is not comprised of prime agricultural soils nor occupied by orchards. The use of land here for agriculture is valued and respected, although such use is not as heavily emphasized as in the Ag-1 Zoning District. Some non-farm or related farm uses are regarded as compatible with the rural agricultural character of this zoning district and shall be located in this zoning classification. However, intensive developments are prohibited since some areas partially encompass wetlands. Certain uses herein listed for this zoning district shall require special use approval.*

As can be seen in Figure 4 below, the Property does contain prime agricultural soil. However, it is not occupied by orchards. Additionally, given the Lot Area of the Property (approximately 8.4 acres) as stated in the description of the Agricultural Preservation Classification contained in the Master Plan, it may not be large enough to generate a positive economic return in crops. Further, while the property is within 300 feet of three parcels over 40 acres in size that are being used for agricultural operations, the rezoning is not likely to have a meaningful impact on these farms. This is because even if denied the Applicant may still be able to construct a single-family

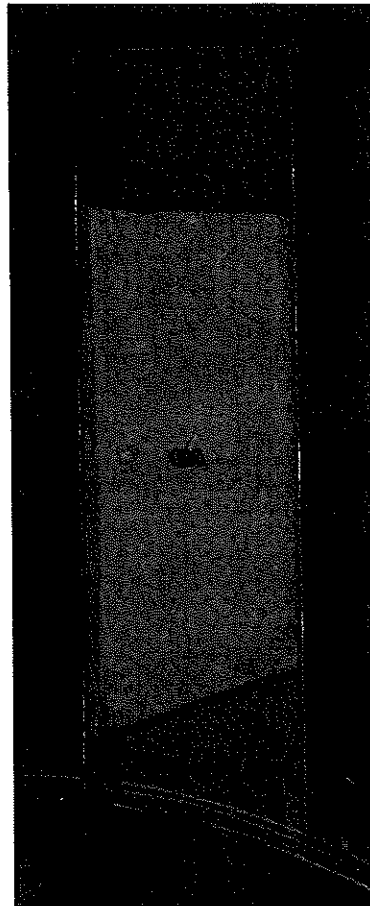


dwelling on the Property as a special land use and the lands east of the Property, north of 13 Mile Road are already zoned to the Ag-2 Zoning District.

The following text is an excerpt from the description of the Agricultural Preservation Classification contained in the Sparta Township Master Plan.

*Criteria used to determine areas for future farmland preservation are:*

- 1. The presence of prime farmland soils as identified by the 1986 Soil Survey of Kent County.*
- 2. The presence of parcels enrolled in P.A. 116, the State of Michigan Farmland and Open Space Preservation Act.*
- 3. The presence of parcels of land 40 acres or more in size (the minimum amount of land traditionally viewed as generating a positive economic return in crops).*



*Figure 3 Farmland Soils with approx. location of property lines..*



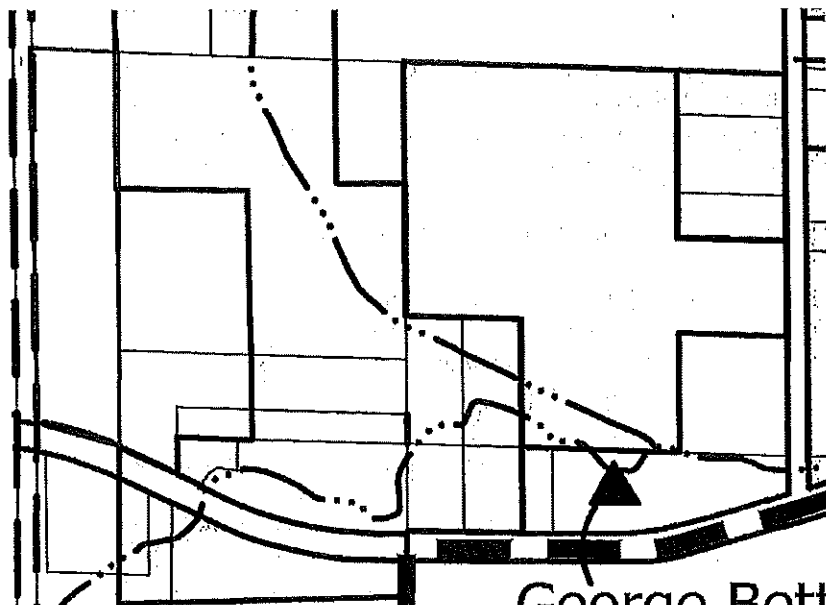


Figure 4 Excerpt Sparta Township Zoning Map. Property Outlined in Red

(c) Whether there have been sufficient changed conditions or circumstances since the property was initially given its current zoning district designation to justify a rezoning.

Findings: (Met) While we are unable to find records that indicate the conditions of the property when it was initially given its current Ag-1 Zoning District, we can see in Figure 4 above that much of the nearby land to the east is now zoned to the Ag-2 Zoning District. While the Property does not contain the steep slopes and wetlands that are present on the properties to the east, to the west it abuts land owned by Consumers Energy on which power transmission lines are present. It appears that the Consumers Energy owned property was used as the limit for lands planned for the Rural Agriculture Classification in the Master Plan (see Figure 2). Given this, it appears that the area is developing as planned. As such, this standard appears to be met.

(d) Whether the rezoning would be reasonable.

Findings: (Met) The proposed rezonings appear to bring the Property into a state that is more consistent with the Sparta Township Master Plan and more compatible with surrounding uses. As such, the proposed rezoning appears reasonable, and this standard appears to be met.

(e) Whether the rezoning would constitute a prohibited "spot rezoning."

Findings: (Met) When determining whether a rezoning is considered "spot rezoning" we must check four standards:

1. The area is small compared to districts surrounding the parcel in question.
2. The new district allows land uses inconsistent with those allowed in the vicinity.
3. The spot zone would confer a special benefit on the individual property owner not commonly enjoyed by the owners of similar property.
4. The existence of the spot zone conflicts with the policies in the text of the master plan and the future land use map.



The Property abuts the Ag-2 Zoning District to the east, and the Property is master planned as Rural Agricultural. Given this, the area being rezoned is not small in comparison to districts surrounding the Property, nor will the rezoning allow land uses inconsistent with land uses in the vicinity, nor confer a special benefit to the individual property owner, nor conflict with the Master Plan. As such, this standard appears to be met.

(f) Whether a mistake or error was made in the original zoning district designation.

Findings: (Not Applicable) It does not appear that a mistake was made in the original Ag-1 Zoning District for which the Property is currently designated. However, the Applicant is not requesting the rezoning in order to correct a mistake or error. Further, the request is consistent with the Sparta Township Master Plan. As such, this standard does not appear to apply.

(g) Whether the rezoning would be compatible with the surrounding area and nearby properties.

Findings: (MET) As previously stated, the Property abuts lands zoned Ag-2 to the east. Further the Master Plan identifies a strip of land classified as Rural Agriculture along the west side of M-37 to act a buffer between the highway and the Prime Agricultural Preservation District along the "Ridge." Given this, rezoning appears to be compatible with the surrounding area and nearby properties. As such, it appears this standard has been met.

Recommendation

As a result of the aforementioned Master Plan and Zoning Ordinance considerations, we believe the request meets all of Sparta Township's Standards for Consideration of a rezoning as detailed above. As a result, we believe a recommendation of adoption is appropriate, pending comments received during the public hearing. The applicant has been scheduled for a public hearing at your April 8, 2025, meeting. If you have any questions, please let us know.

Draft Motion

The following draft motion has been prepared to assist in your review of the requested rezoning. However, if the Planning Commission is presented with new information or has different findings than Fresh Coast Planning, we will be happy to help formulate a more appropriate motion, if the Commission so desires.

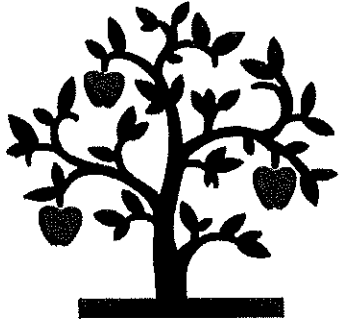
To recommend approval of the requested rezoning from Abigail and Kyle Boyd, to rezone their property at 2787 13 Mile, parcel # 41-05-16-400-010 from the Prime Agricultural Preservation Zoning District to the Agricultural Zoning District per the findings of fact contained within Fresh Coast Planning's memo dated March 31, 2025, and the Planning Commission's findings of the same.

KLY  
Planner

Attachments

cc: Dale Bergman, Supervisor  
Abigail and Kyle Boyd, Applicant





# SPARTA TOWNSHIP

160 E. Division St, Sparta MI 49345  
(616) 887-8863 Fax (616) 887-3823  
www.spartatownship.org

## PLANNING COMMISSION PROCEDURES AND DEADLINES FOR REZONING TO AG-2, R-1, or R-2 DISTRICT

- Deadline:** The deadline to submit materials for a Planning Commission Meeting is by 5:00 p.m., 45 days prior to the next scheduled meeting date. The materials must be dropped off at the Sparta Township Office, 160 E. Division St., Sparta, MI 49345.
- Meeting:** The Planning Commission meets the second Tuesday of the month at 7:00 p.m. at the Sparta Township Hall meeting room.
- Cost:** Request Fee: \$700; Escrow<sup>1</sup>: \$1,500
- Submittal:** Ten (10) identical packets must be submitted to the Township along with the fee by the deadline. They should be folded in 8 1/2" by 11" sizes. The packets should contain any supporting documents such as proof of ownership, surveys, site plans, drawings, pictures, and narratives. An electronic copy (PDF) of the packet shall also be submitted. When the rezoning request reaches the Township Board, eight (8) additional packets and an updated electronic copy are required to be submitted to the Township, at least one week in advance of said meeting.

Please call the Township Hall with any questions. 616-887-8863

**DO NOT DISCARD THIS PAGE. YOU MUST SUBMIT THIS PAGE WITH YOUR APPLICATION**

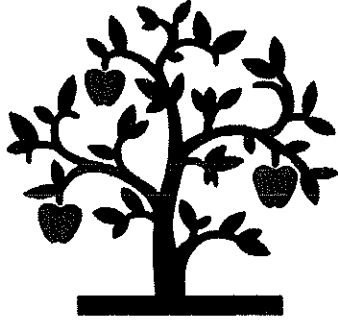
DO NOT WRITE BELOW THIS LINE - TOWNSHIP USE ONLY

Applicant Name & Address: \_\_\_\_\_

Application Fee/Escrow \_\_\_\_\_ Date Received \_\_\_\_\_ Date Notices Mailed \_\_\_\_\_

Public Hearing Date \_\_\_\_\_ Approved \_\_\_\_ or Denied \_\_\_\_ or Approved with Conditions \_\_\_\_\_

<sup>1</sup> Escrow funds are used to reimburse planning, engineering, and legal fees incurred. If the fund drops below 10% of the deposit, an additional deposit will be required to continue. Any funds remaining will be refunded when the project is complete. Any approvals will be subject to requiring any outstanding funds due are paid in full.



# SPARTA TOWNSHIP

160 E. Division St, Sparta MI 49345  
(616) 887-8863 Fax (616) 887-3823  
www.spartatownship.org

## AG-2, R-1, R-2 REZONING APPLICATION

Name of Applicant: Abigail and Kyle Boyd

Address of Applicant: 4575 Aldun Ridge Avenue NW Comstock Park MI 49321

Telephone: Abby: 616-260-4877 Email/Fax: abbyslak@gmail.com

What is the Applicant's interest in making this application for rezoning?

We are applying for rezoning so that we can put a home on this property while continuing to use some of it as farmland.

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What is the nature and effect of the proposed rezoning?

Re-zoning the land to Ag-2 would offer a more sustainable vision for this land moving forward. It would allow the land to be used in different ways, including allowing us to build a home on it, in addition to being used for agriculture. Our goal is to do just that: build a home and use the surrounding property for agricultural purposes. We value to characteristics and the importance of agricultural land and the Ridge and want to do our part in keeping it preserved while also meeting the needs of a growing community.

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\_\_\_\_\_  
\*\*Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
\*\*Signature of Property Owner

\_\_\_\_\_  
Date

**MAP AMENDMENT**

List the name, address and interest of every person who has a legal or equitable interest in any land to be rezoned (map amendment).

*Owners only - Abigail and Kyle Boyd*

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What is the current zoning of any property requested to be rezoned? AG-1

What is the proposed zoning of any property requested to be rezoned? AG-2

Parcel Number of property requested to be rezoned: 41-05-16-400-010

Provide a scaled map of the property, fully dimensioned and correlated with the legal description, showing the following:

1. The land which would be affected by the proposed amendment.
2. If the land proposed for rezoning does not include the entire parcel or lot, the land and legal description of the portion of the parcel of the lot which is proposed for rezoning and the portion of the parcel of the lot which is not proposed for rezoning.
3. The present zoning of the land proposed for rezoning.
4. The present zoning of all abutting lands; and
5. All public and private rights-of-way and easements bounding and intersecting the land proposed for rezoning.

Attach the legal description of the property.

**ADDITIONAL INFORMATION**

Please provide proof of ownership. If ownership is pending a purchase agreement that is conditional to the Zoning Amendment request, please provide proof of said agreement.

In the instance there is an alleged error in the Ordinance which would be corrected by the proposed amendment, provide a detailed explanation of such alleged error and detailed reasons why the proposed amendment would correct the same:

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State the changed or changing conditions in the area or in the Township that make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare:

*Sparta is a beautiful and perfect place to grow. We have both grown up here and our biggest dream has been wanting to build our life and our family here. However, after 2.5 years of searching for a home in the area, there was nothing that was available for us that met our needs. Sparta has grown so much in the last several years, as it is such a desirable place to raise a family, but there are simply not enough places for new families to settle in. In recent years, there have been several pushes to turn large pieces of the Ridge and surrounding areas into high-density and quickly built homes to suit incoming families. However, this doesn't seem to preserve the Ridge and the small-town feel that is attractive to many people who have lived here for generations and those who want to move here. We bought this property with the goal of preserving much of the land for agriculture while also building our future home. We see this as an equitable and sustainable way to keep the ridge intact, while also allowing for people like us to move to Sparta and raise our families here.*

State all other circumstances, factors, and reasons which the petitioner offers in support of the proposed amendment:

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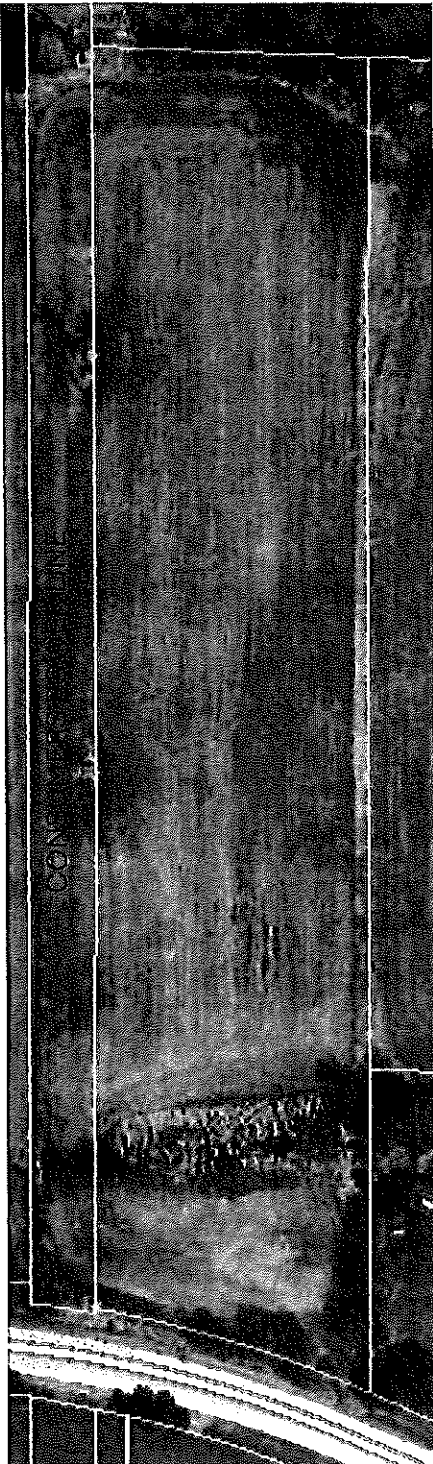
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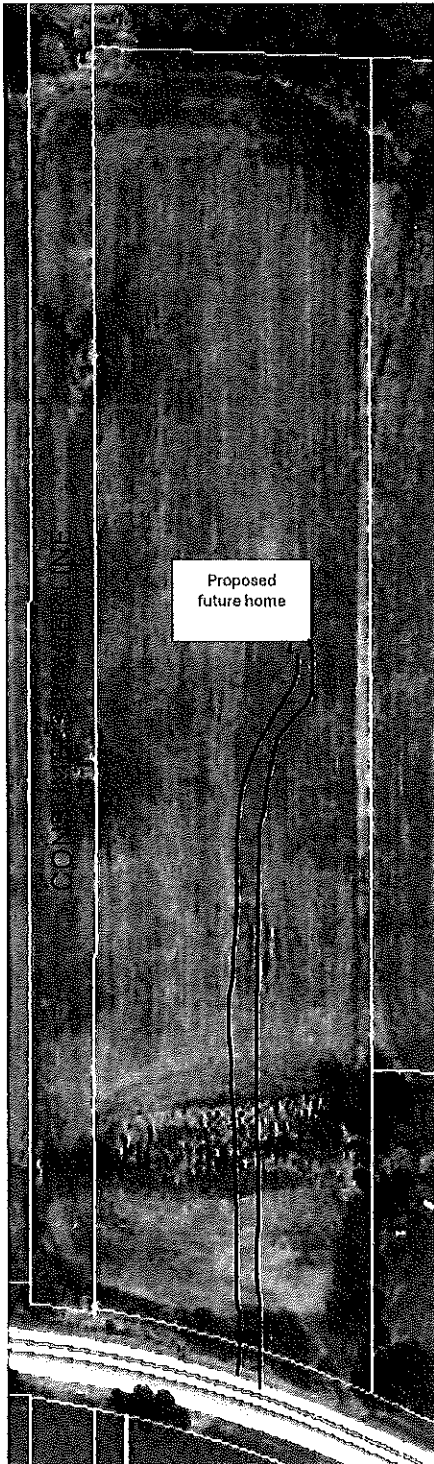
LEGAL DESCRIPTION: The West 1/4 of the Southwest 1/4 of the Southeast 1/4, except the West 66 feet and except the 66 feet wide right of way for Grand Trunk Western Railroad, and except that 100 foot wide part of remainder lying South of the Northline of 13 Mile Road relocated, all in Section 16, Town 9North, Range 12West.

No public or private right-of-way's or easements on the property

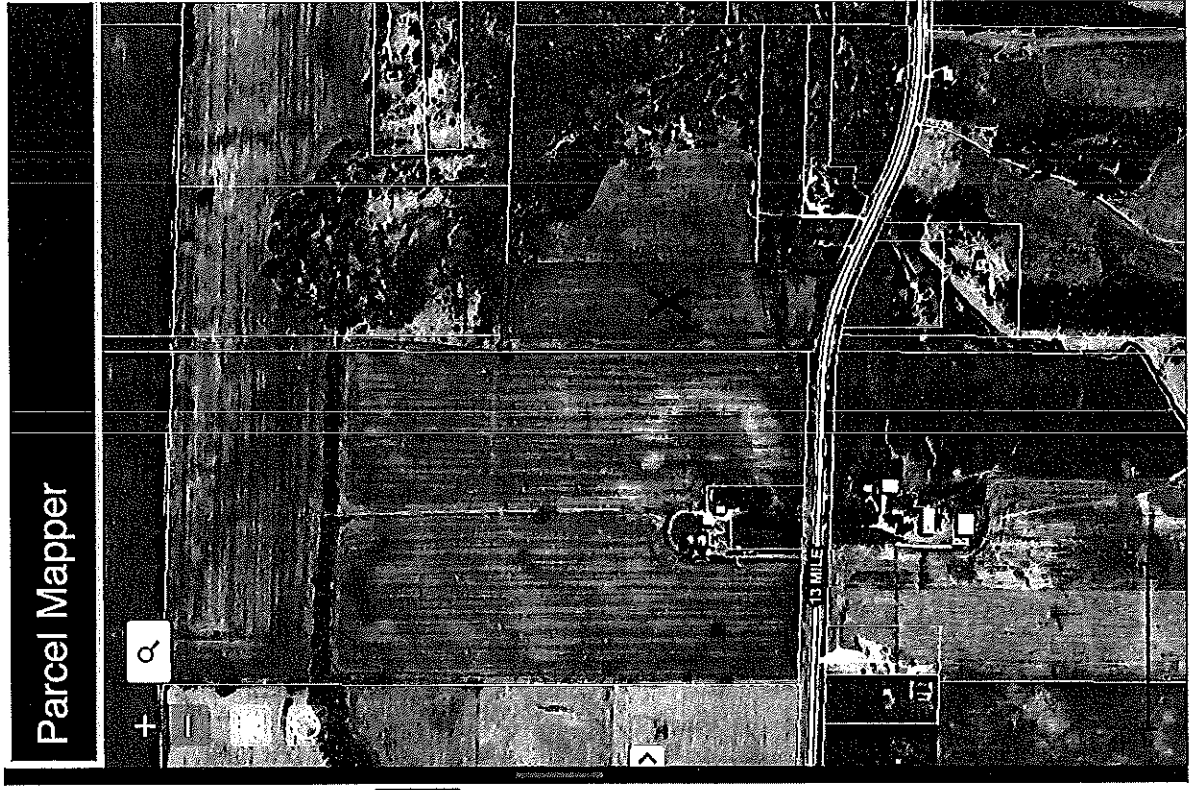
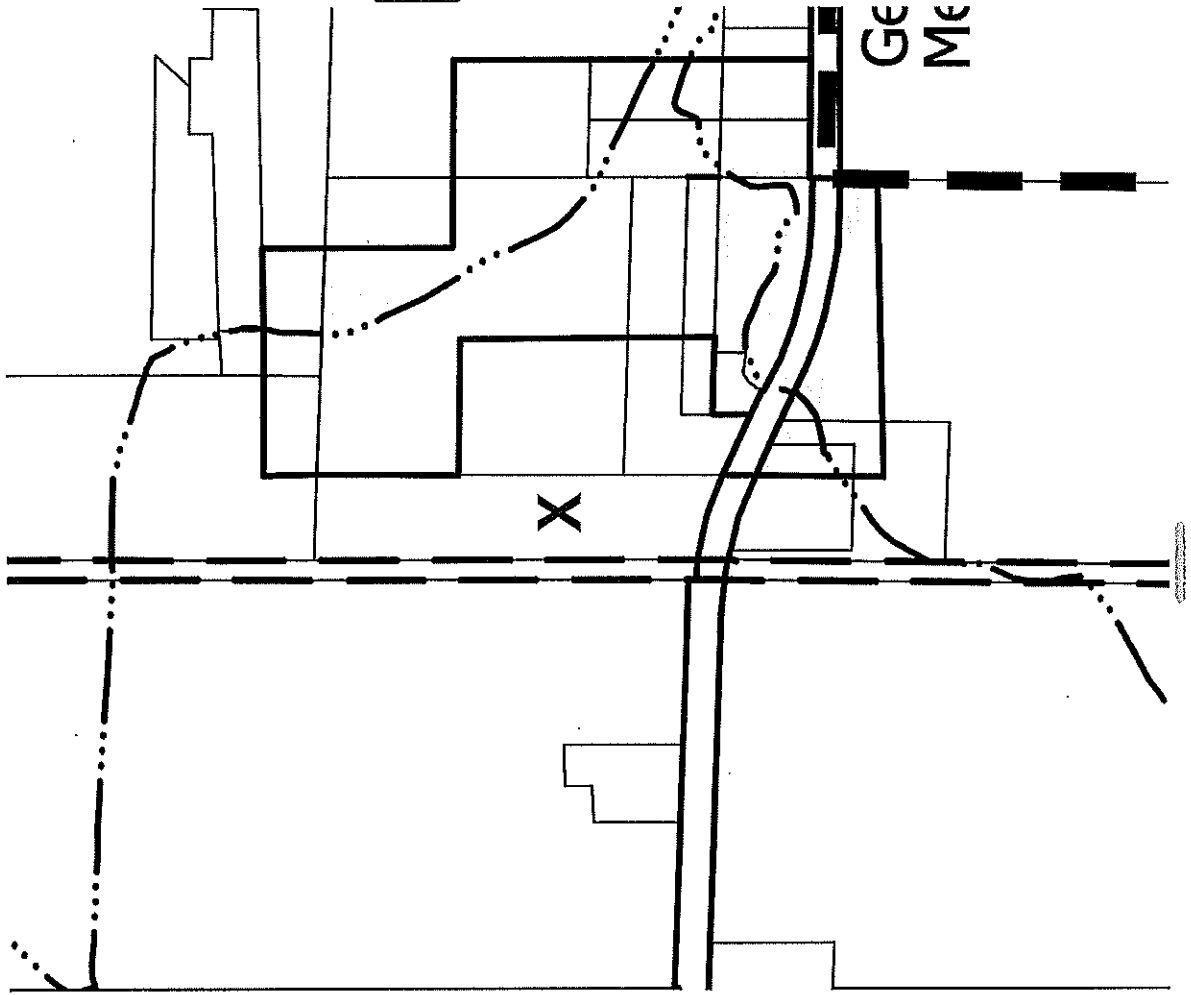
Current Property,  
currently zoned AG-1



Potential plans if rezoned  
to AG-2  
\*\*Not completely to  
scale



Side by Side shows zoning ordinance map (left) and satellite map (right). On both maps, property lines are present. X marks proposed property for rezoning application. On zone map, white property is zoned AG-1, while green property is zoned AG-2. Please use this map to show zones of abutting properties.



2024 DEC 27 9:23 AM

I HEREBY CERTIFY that there are No Tax Liens or Titles held by the State or any Individual against the within description, and all Taxes on same are paid for five years previous to the date of the instrument, as appears by the records in my office. This certificate does not apply to current Taxes, if any, now in process of collection.

Date: 12/27/2024 By: CRL

Peter F. MacGregor

Kent County Treasurer, Grand Rapids, Michigan



202412270073140 Total Pages: 3

12/27/2024 10:34 AM Fees: \$30.00

Lisa Posthumus Lyons, County Clerk/Register  
Kent County, MI SEAL

**WARRANTY DEED**

The Grantor(s), Jami Hindenach f/k/a Jami Williams, whose address is 7506 Haflinger Cr., Kalamazoo, MI 49009, convey(s) and warrant(s) to Kyle Boyd and Abigail Boyd, husband and wife, Grantee(s), whose address is 4575 Aldun Ridge Ave NW Apt 3084, Comstock Park, MI 49321, the following described premises:

Land situated in the Township of Sparta, County of Kent, Michigan, described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE**

Commonly known as: V/L 2787 13 Mile Road NW, Sparta, MI 49345  
Parcel ID No(s): 41-05-16-400-010

For the Full Consideration of Ninety-Two Thousand And No/100 Dollar(s) (\$92,000.00) subject to building and use restrictions, if any.

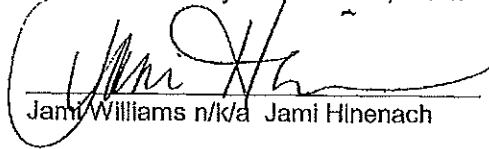
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining thereto.

SUBJECT to easements and restrictions of record, zoning laws and ordinances affecting the premises, and rights of the public and of any governmental entity in any part thereof taken, used or deeded for street, road, right of way, or highway purposes, and subject to taxes and future installments of special assessments payable hereafter.

41-05-16-400-010

Verified by PDM AB '73

Dated this 4th day of December, 2024.

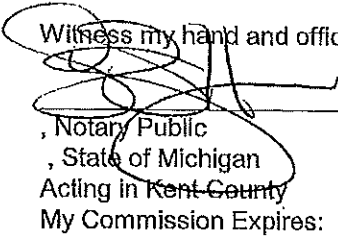
  
Jami Williams n/k/a Jami Hinenach

STATE OF MICHIGAN

COUNTY OF KENT

The foregoing instrument was acknowledged before me this day by Jami Williams n/k/a Jami Hinenach

Witness my hand and official seal, this the 4th day of December, 2024.

  
\_\_\_\_\_  
, Notary Public  
, State of Michigan  
Acting in Kent County  
My Commission Expires:

SUSAN L. HINOJOSA  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF OTTAWA  
My Commission Expires November 28, 2029  
Acting in the County of \_\_\_\_\_

SUSAN L. HINOJOSA  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF OTTAWA  
My Commission Expires November 28, 2029  
Acting in the County of \_\_\_\_\_

(SEAL)

**Prepared by:**  
Jami Hinenach  
7506 Haflinger Cr.  
Kalamazoo, MI 49009

**Assisted By:**  
Lighthouse Title, Inc.  
4165 Prairie Street SW  
Grandville, MI 49418

**When recorded mail to:**  
Lighthouse Title, Inc.  
4165 Prairie Street SW  
Grandville, MI 49418

**EXHIBIT "A"**

The land referred to in this instrument, situated in the Township of Sparta, County of Kent, State of Michigan, is described as follows:

The West 1/4 of the Southwest 1/4 of the Southeast 1/4, except the West 66 feet and except the 66 feet wide right of way for Grand Trunk Western Railroad, and except that 100 foot wide part of remainder lying South of the North line of 13 Mile Road relocated, all in Section 16, Town 9 North, Range 12 West.



**SPARTA TOWNSHIP**  
**KENT COUNTY, MICHIGAN**

**(2787 13 Mile: Rezoning from Ag-1 to Ag-2)**

**(Ordinance No. \_\_\_\_\_)**

At a \_\_\_\_\_ meeting of the Township Board for Sparta Township held at the Township offices on \_\_\_\_\_, 2024, beginning at \_\_\_\_ p.m., this Ordinance/ordinance amendment was offered for adoption by Township Board Member \_\_\_\_\_ and was seconded by Township Board Member \_\_\_\_\_:

**AN ORDINANCE TO AMEND THE ZONING  
ORDINANCE OF THE TOWNSHIP OF SPARTA, AS  
AMENDED, REGARDING THE REZONING OF 2787  
13 MILE (PARCEL # 41-05-16-400-010) AND SIMILAR  
MATTERS**

THE TOWNSHIP OF SPARTA (the "TOWNSHIP") ORDAINS:

Article 1 – Rezoning from Ag-1 Prime Agricultural Preservation District to Ag-2 Agricultural District

The Zoning Ordinance of the Township of Sparta is hereby amended by the amendment of Section 154.021, the Township Zoning Map, so as to rezone the property at 2787 13 Mile Road, within the Township, as more fully described in this Ordinance, from the Ag-1 Prime Agricultural Preservation District to the Ag-2 Agricultural District. The land to be rezoned shall consist of the full parcel commonly known as 2787 13 mile road, Parcel No. 41-05-16-400-010. Said parcel is legally described as follows:

*The West 1/4 of the Southwest 1/4 of the Southeast 1/4, except the West 66 feet and  
except the 66 feet wide right of way for Grand Trunk Western Railroad, and except*

*that 100 foot wide part of remainder lying South of the North line of 13 Mile Road  
relocated, all in Section 16, Town 9 North, Range 12 West.*

Article 2 – Repeal/Effective Date.

All ordinances or parts of ordinances that are in conflict with this ordinance, are hereby repealed to the extent of such conflict. This Ordinance will become effective seven days after its publication or seven days after a publication of a summary of its provisions in a local newspaper of general circulation in the Township.

The vote to adopt this Ordinance/ordinance amendment was as follows:

YEAS: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN/ABSENT: \_\_\_\_\_

THIS ORDINANCE/ORDINANCE AMENDMENT IS HEREBY DECLARED  
ADOPTED.

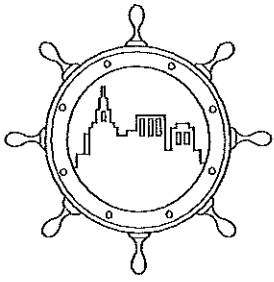
**CERTIFICATION**

I hereby certify that the above is a true copy of an Ordinance/Ordinance amendment adopted by the Township Board for Sparta Township at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

By: \_\_\_\_\_

Marcy Savage  
Sparta Township Clerk



## Fresh Coast Planning

119 1/2 Washington Avenue, Studio B  
Grand Haven, MI 49417  
www.freshcoastplanning.com

**Gregory L. Ransford, MPA**  
616-638-1240  
greg@freshcoastplanning.com

**Julie Lovelace**  
616-914-0922  
julie@freshcoastplanning.com

**Kevin Yeomans**  
616-821-4969  
kevin@freshcoastplanning.com

**Alexis Gulker**  
616-773-4638  
alexis@freshcoastplanning.com

# MEMORANDUM

To: Sparta Township Planning Commission  
From: Kevin Yeomans  
Date: 3/24/2025  
Re: Amendment to Dwelling and Accessory Building Regulations

As you are aware, the Planning Commission reviewed a draft of proposed language to amend dwelling requirements and accessory building regulations at your March 11, 2024, meeting. With the main goal of the amendment to eliminate requiring a dwelling to be built on a basement or crawl space and allow property owners more flexibility in how they construct their accessory buildings (i.e., garage, pole barns, and sheds). The Planning Commission was also favorable to regulate combined accessory building square footage based on a percentage of lot coverage.

### Accessory Building Square Footage Regulations Findings

Since your March 11 meeting we have been able to review the previously proposed lot coverage percentages (See Table 1 Below) in more depth and have uncovered a few potential unintended consequences.

At first glance it appeared that every property owner would be granted slightly more square footage for accessory buildings and that there is a mostly orderly progression in terms of size of lot and maximum square footage for accessory buildings. However, as you will see below, when viewed at a more detailed level this is not the case.

*Table 1 Previously Review Lot Coverage Percentages*

Lot Area (Acres)	% Lot Coverage	Combined Sqft	# of Buildings
1	7.0%	3,049.20	3
2	4.0%	3,484.80	3
3	3.0%	3,920.40	3
4	2.2%	3,833.28	3
5	2.0%	4,356.00	4
6	2.0%	5,227.20	4
7	2.0%	6,098.40	4
8	2.0%	6,969.60	4
9	2.0%	7,840.80	4
10	2.0%	8,712.00	4
15	2.0%	13,068.00	5
20	2.0%	17,424.00	5
25	2.0%	21,780.00	5
40	2.0%	34,848.00	5

First, as you will see in Table 2 below, if lots one acre in under are only allowed 7.0% lot coverage than some lots in Sparta Township will see a reduction in the allowable square footage for accessory buildings. For example, on a half-acre lot a property owner can currently build a 1,200 square foot garage, a 1,200 square foot pole barn, and a 120 square foot shed, totaling 2,520 square feet for accessory buildings. Under the previously proposed lot coverage percentage they would only have a total of 1,524.6 square feet for accessory buildings, equaling a reduction of 995.4 square feet for accessory buildings.

While the minimum lot area is one acre for a dwelling in Sparta Township. There are a large number of non-conforming lots in the Township that have less than once acre. In our experience most of these non-conforming lots are still 0.8 acres or greater in size. However, we have not completed a full review of parcel sizes in Sparta Township so we do not know the full impact these changes could have.

*Table 2 Comparison of Previously Proposed Changes vs Currently Allowed Square Footage.*

Lot Area (/Acre)	%Lot Coverage	Proposed/Allowed Square Footage	Current/Allowed Square Footage	Difference
0.5	7.0%	1,524.60	2,520.00	(995.40)
0.6	7.0%	1,829.52	2,520.00	(690.48)
0.7	7.0%	2,134.44	2,520.00	(385.56)
0.8	7.0%	2,439.36	2,520.00	(80.64)
0.9	7.0%	2,744.28	2,520.00	224.28
1	7.0%	3,049.20	2,520.00	529.20

Second, the previously proposed lot coverages were chosen so that a property owner would not see a reduction in currently allowed square footage for accessory buildings. This required us to propose different lot coverage percentages for lots four acres or less in area. When viewed at the whole acre level, it appears that the proposed lot coverages would allow for a larger lot to have more square footage for accessory buildings. However, when viewed at one-tenth (1/10) of an acre scale, it can be seen that this would result in some smaller lots being able to have more square footage for accessory buildings than a relatively larger lot. For example, a 2.9-acre lot could have more accessory square footage than a 3.8-acre lot.

Table 3 Previously Proposed Lot Coverage Percentages at 1/10 of an acre scale

Lot Area (Acre)	% Lot Coverage	Proposed Allowed Square Footage
0.5	7.0%	1,524.60
0.6	7.0%	1,829.52
0.7	7.0%	2,134.44
0.8	7.0%	2,439.36
0.9	7.0%	2,744.28
1	7.0%	3,049.20
1.1	7.0%	3,354.12
1.2	7.0%	3,659.04
1.3	7.0%	3,963.96
1.4	7.0%	4,268.88
1.5	7.0%	4,573.80
1.6	7.0%	4,878.72
1.7	7.0%	5,183.64
1.8	7.0%	5,488.56
1.9	7.0%	5,793.48
2	4.0%	3,484.80
2.1	4.0%	3,659.04
2.2	4.0%	3,833.28
2.3	4.0%	4,007.52
2.4	4.0%	4,181.76
2.5	4.0%	4,356.00
2.6	4.0%	4,530.24
2.7	4.0%	4,704.48
2.8	4.0%	4,878.72
2.9	4.0%	5,052.96
3	3.7%	4,835.16
3.1	3.0%	4,051.08
3.2	3.0%	4,181.76
3.3	3.0%	4,312.44
3.4	3.0%	4,443.12
3.5	3.0%	4,573.80
3.6	3.0%	4,704.48
3.7	3.0%	4,835.16
3.8	3.0%	4,965.84
3.9	3.0%	5,096.52
4	2.2%	3,833.28
4.1	2.2%	3,929.11
4.2	2.2%	4,024.94
4.3	2.2%	4,120.78
4.4	2.2%	4,216.61
4.5	2.2%	4,312.44
4.6	2.2%	4,408.27
4.7	2.2%	4,504.10
4.8	2.2%	4,599.94
4.9	2.2%	4,695.77
5	2.0%	4,356.00

Lastly, we looked at what would happen if a standard maximum lot coverage percentage were applied to all lots regardless of size. At two percent (2%) maximum lot coverage, lots under four acres would see a significant reduction in the combined allowable square footage for accessory buildings. For example, a two-acre lot would see a 1,077 square footage reduction in combined accessory building square footage.

Next, we looked at what percentage would be needed so that all lots one-half acre or larger would not see a reduction in combined accessory building square footage. This percentage was approximately 11.6%. At 11.6% maximum combined accessory building lot coverage many lots would see a substantial increase in the maximum combined square footage for accessory buildings. For example, a two-acre lot is currently allowed a combined accessory building square footage of 2,820 square feet. At 11.6% maximum combined accessory square footage a two-acre lot could have 10,105.92 square feet for accessory buildings.

**Proposed Accessory Building Square Footage Regulations**

Given the above findings we have proposed Table 4 below for use by the Planning Commission. In the proposed table, lots four acres and under would have a prescribed maximum square footage, with lots larger than 4 acres having a maximum combined square footage equal to two percent (2%) of their lot area. Table 5 shows a comparison between the proposed Table 4 and what is currently allowed in the Zoning Ordinance.

*Table 4 Proposed Accessory Building Regulations.*

<b>Lot Area (Acreage)</b>	<b>Maximum Number of Accessory Buildings</b>	<b>Maximum Combined Square Footage of All Accessory Buildings</b>
One (1) Acre or Less in Area	3	2,800 square feet
Greater than One (1) Acre, but no greater than Two (2) Acres	3	3,000 square feet
Greater than Two (2) Acres, but no greater than Three (3) Acres	3	3,250 square feet
Greater than Three (3) Acres, but no greater than Four (4) Acres	3	3,500 square feet
Greater than Four (4) Acres, but no greater than Fifteen (15) Acres	4	2.0% of Lot Area
Greater than Fifteen (15) Acres	5	2.0% of Lot Area

Table 5 Comparison of Proposed Regulations vs Current Regulations.

Lot Area (Acre)	% Lot Coverage	Proposed Allowed Square Footage	Current Allowed Square Footage	Difference
0.5	N/A	2,800.00	2,520.00	280.00
0.6	N/A	2,800.00	2,520.00	280.00
0.7	N/A	2,800.00	2,520.00	280.00
0.8	N/A	2,800.00	2,520.00	280.00
0.9	N/A	2,800.00	2,520.00	280.00
1	N/A	2,800.00	2,520.00	280.00
1.1	N/A	3,000.00	2,820.00	180.00
1.2	N/A	3,000.00	2,820.00	180.00
1.3	N/A	3,000.00	2,820.00	180.00
1.4	N/A	3,000.00	2,820.00	180.00
1.5	N/A	3,000.00	2,820.00	180.00
1.6	N/A	3,000.00	2,820.00	180.00
1.7	N/A	3,000.00	2,820.00	180.00
1.8	N/A	3,000.00	2,820.00	180.00
1.9	N/A	3,000.00	2,820.00	180.00
2	N/A	3,000.00	2,820.00	180.00
2.1	N/A	3,250.00	3,200.00	50.00
2.2	N/A	3,250.00	3,200.00	50.00
2.3	N/A	3,250.00	3,200.00	50.00
2.4	N/A	3,250.00	3,200.00	50.00
2.5	N/A	3,250.00	3,200.00	50.00
2.6	N/A	3,250.00	3,200.00	50.00
2.7	N/A	3,250.00	3,200.00	50.00
2.8	N/A	3,250.00	3,200.00	50.00
2.9	N/A	3,250.00	3,200.00	50.00
3	N/A	3,250.00	3,200.00	50.00
3.1	N/A	3,500.00	3,500.00	-
3.2	N/A	3,500.00	3,500.00	-
3.3	N/A	3,500.00	3,500.00	-
3.4	N/A	3,500.00	3,500.00	-
3.5	N/A	3,500.00	3,500.00	-
3.6	N/A	3,500.00	3,500.00	-
3.7	N/A	3,500.00	3,500.00	-
3.8	N/A	3,500.00	3,500.00	-
3.9	N/A	3,500.00	3,500.00	-
4	N/A	3,500.00	3,500.00	-
4.1	2.0%	3,571.92	3,500.00	71.92
4.2	2.0%	3,659.04	3,500.00	159.04
4.3	2.0%	3,746.16	3,500.00	246.16
4.4	2.0%	3,833.28	3,500.00	333.28
4.5	2.0%	3,920.40	3,500.00	420.40
4.6	2.0%	4,007.52	3,500.00	507.52
4.7	2.0%	4,094.64	3,500.00	594.64
4.8	2.0%	4,181.76	3,500.00	681.76
4.9	2.0%	4,268.88	3,500.00	768.88
5	2.0%	4,356.00	3,840.00	516.00
6	2.0%	5,227.20	3,840.00	1,387.20
7	2.0%	6,098.40	3,840.00	2,258.40
8	2.0%	6,969.60	3,840.00	3,129.60
9	2.0%	7,840.80	3,840.00	4,000.80
10	2.0%	8,712.00	4,720.00	3,992.00
15	2.0%	13,068.00	4,720.00	8,348.00
20	2.0%	17,424.00	4,720.00	12,704.00
25	2.0%	21,780.00	4,720.00	17,060.00
40	2.0%	34,848.00	4,720.00	30,128.00

## Proposed Text Amendments

Attached to this memorandum are two copies of a draft text amendment that could be used to amend accessory building regulations, one showing proposed edits and one clean. In the attached edits copy, language in green is new, language in red is to be deleted, and language in black is what is currently in the Zoning Ordinance. Below is a summary of the changes that are proposed.

1. Update definition of Accessory Building so that an Accessory Building can be attached or detached. Also, added language to identify some types of accessory buildings. *Please note that the Zoning Ordinance defines a Building as any structure that has a roof.*
2. Update definition of Dwelling so that dwellings are no longer required to have a basement, but still retain requirements for minimum width, roof pitch, and roof overhangs.
3. Reformatted Section 154.252 in an attempt to make regulations for accessory buildings easier to understand.
4. Added language regarding front setbacks for attached accessory buildings.
5. Updated language regarding front setbacks for detached accessory buildings.
6. Added language to differentiate accessory buildings in Agricultural and Residential Zoning Districts from Accessory Buildings in Commercial and Industrial Districts.
7. Added language to allow for greater sidewall height for attached accessory buildings.
8. Added language to exempt bona fide agricultural operations from regulation on accessory building square footage and maximum number of accessory buildings.
9. Added the proposed table to regulate maximum number and square footage for accessory buildings.

## Summary

In this memorandum, we have provided a number of items for the Planning Commission to review. The Planning Commission must determine how to proceed regarding how to regulate maximum combined accessory building square footage. The Planning Commission could move forward with the proposed table, explore further options of regulating accessory building square footage, or other options identified by the Commission.

In addition to accessory building square footage the Planning Commission must review the proposed text amendment and determine if any other changes are necessary.

This matter is scheduled for review at your April 8, 2025, meeting. Please let us know if you have any questions.

KLY

Planner

CC: Dale Bergman, Township Supervisor.



**§ 154.252 ACCESSORY BUILDINGS AND USES.**

Accessory buildings and uses shall be subjected to the following regulations.

(A) No accessory building or accessory use shall be erected or conducted in any front yard unless such accessory building or accessory use is located at least 300 feet away from the public road or private street upon which the lot involved is located.

(B) No accessory building or accessory use shall be erected or conducted within five feet of any other building or within ten feet of any property line.

(C) No accessory building shall be used for, or occupied as, a dwelling.

(D) Every single-family and two-family dwelling may provide one private garage for use by the occupants of the single- or two-family dwelling. This private garage may be attached to the dwelling or detached from the dwelling. The maximum size of such private garage shall not exceed the greater of 816 square feet or 70% of the floor area of the dwelling unit that it serves, but in no case shall the size of the private garage exceed 1,200 square feet.

(E) Every single-family dwelling and two-family dwelling may have not more than one primary accessory building and one smaller accessory building (noted below as a shed), in addition to the attached or detached garage permitted herein, provided that the following requirements are met:

(1) Accessory building height, as described below, is a measurement of side wall height, and is measured from the existing grade to the bearing point of the roof truss. Total accessory building height, measured from the existing grade to the peak of the roof, may not exceed 35 feet;

(2) On a parcel of property less than two acres in size, accessory buildings are permitted as follows:

(a) One shed, not larger than 120 square feet and not taller than 12 feet in height; and

(b) A primary accessory building that shall not exceed the total area stated as follows, as measured along the exterior walls, nor exceed the height of 16 feet.

1. A parcel one acre in size or smaller - 1,200 square feet;

2. A parcel over one acre but two acres or less in size - 1,500 square feet;

(3) On a parcel of property at least two acres in size, but less than five acres in size, accessory buildings are permitted as follows:

(a) One shed, not larger than 200 square feet and not taller than 12 feet in height; and

(b) A primary accessory building that shall not exceed the total area stated as follows, as measured along the exterior walls, nor exceed the height of 16 feet.

1. A parcel over two acres but three acres or less in size - 1,800 square feet; and

2. A parcel over three acres but less than five acres in size - 2,100 square feet.

(4) On a parcel of property at least five acres in size, but less than ten acres in size, accessory buildings are permitted as follows:

(a) One shed, not larger than 240 square feet and not taller than 12 feet in height; and

(b) A primary accessory building that shall not exceed 2,400 square feet in total area, as measured on the exterior walls, nor exceed a height of 16 feet.

(5) On any parcel of property ten acres or more in size, three detached, accessory buildings are permitted as follows:

(a) The total square footage of all three accessory buildings shall not exceed 3,520 square feet. The area shall be measured on the exterior walls of each building.

(b) The maximum size of any single accessory building shall not exceed 3,200 square feet.

(c) The maximum height of an accessory building shall not exceed 16 feet.

(d) One of the accessory buildings shall not exceed 320 square feet in size and 12 feet in height.

With clarification that the maximum height of any accessory building is to be measured at the bearing point of the roof trusses on the exterior wall (not the bottom of the roof trusses).

(Ord. passed 7-12-2012, § 4.8; Ord. 14-01, passed 9-11-2014; Ord. 2020-01, passed - -2020; Ord. 22-4, passed 12-8-2022) Penalty, see § 154.999



**SPARTA TOWNSHIP**  
**KENT COUNTY, MICHIGAN**

**(Dwelling and Accessory Building Requirements Amendment)**

**(Ordinance No. \_\_\_\_\_)**

At a \_\_\_\_\_ meeting of the Township Board for Sparta Township held at the Township offices on \_\_\_\_\_, 2025, beginning at \_\_\_ p.m., this Ordinance was offered for adoption by Township Board Member \_\_\_\_\_ and was seconded by Township Board Member \_\_\_\_\_:

**AN ORDINANCE AMENDMENT TO AMEND THE  
SPARTA TOWNSHIP ZONING ORDINANCE, AS  
AMENDED, REGARDING DWELLING  
REQUIREMENTS, ACCESSORY BUILDING  
REQUIREMENTS, AND SIMILAR MATTERS.**

THE TOWNSHIP OF SPARTA (the "TOWNSHIP") ORDAINS:

Article 1 – Definitions – Words and Terms Defined

Section 154.006 of the Zoning Ordinance of the Township of Sparta is hereby amended to revise the following terms and their related definitions:

ACCESSORY BUILDING. A building, portion of a building, or structure located on the same lot with the principal or main building and which is subordinate to the principal or main building. Accessory Buildings include, but are not limited to, garages (attached or detached), pole barns, sheds, gazebos, and chicken coops. ~~An ACCESSORY BUILDING is detached from the main building. Where a structure is integrally attached to a main building in a manner by a wall or roof, it shall be considered a part of the main building.~~

DWELLING or APARTMENT. A building or a portion thereof designated or used exclusively as a residence or sleeping place for one or more persons, including one-family, two-family, and multiple dwellings, apartment hotels with cooking facilities, boarding and lodging houses and mobile homes used for such purposes, but not including motels, motor hotel, tourist rooms, travel trailers, motor homes, trailers or truck campers. Every DWELLING shall have a minimum width of at least twenty-two (22) feet for its entire length and a minimum of a double pitched roof of not less than two and one-half feet of rise for each twelve (12) feet of run, and shall have a roof overhang of not less than six inches on all sides, ~~and shall have either a basement or a crawl space below the entire bottom of the building of four feet with a vapor barrier consisting of Visqueen or a minimum of two inches of concrete on the floor of the crawl space provided with adequate drains to drain away accumulated water in the crawl space.~~

Article 2 – Accessory Buildings and Uses

Section 154.252 of the Zoning Ordinance of the Township of Sparta is hereby amended to read in its entirety:

Section 154.252 Accessory Buildings and Uses

(A) In any zoning district, an accessory building may be erected detached from the permitted principal building or as an integral part of the permitted principal building. When erected as an integral part of the permitted principal building, it shall comply in all respects with the requirements of this Ordinance applicable to the permitted principal building.

(B) Setbacks

- (1) No accessory building or accessory use shall be erected or conducted within five (5) feet of any other building, or within ten feet of any property line.
- (2) An attached accessory building may extend fifteen (15) feet closer to the Front Lot Line than the closest wall of the principal building to the Front Lot Line, provided that no portion of the accessory building lies within the Required Front Yard.
- (3) No detached accessory building or accessory use shall be erected or conducted in any front yard unless such accessory building or accessory use is ~~located~~ setback at least three hundred (300) feet away from the public road or private street upon which the lot involved is located.
- (4) Accessory building or accessory uses within an agricultural or residential zoning district shall not be conducted within ten (10) feet of any Side and/or Rear Lot Line.
- (5) Accessory building or accessory uses within a commercial or industrial zoning district shall comply with the same side and rear setbacks as the permitted principal building.

(C) Height

- (1) Detached accessory building side wall height, as measured from the existing grade to the bearing point of the roof truss shall not exceed sixteen (16) feet.
- (2) Attached accessory building side wall height, as measured from the existing grade to the bearing point of the roof truss, shall not exceed the sidewall height of the Principal Building to which it is attached.

(3) Total accessory building height, measured from the existing grade to the peak of the roof, shall not exceed thirty-five (35) feet.

(4) No accessory building shall be used for, or occupied as, a dwelling.

(D) Maximum Square Footage and Number of Accessory Buildings

(1) Accessory Buildings used in a bone fide agricultural operation are exempt from the maximum square footage and maximum number of accessory building requirements of this Section.

(2) ~~Every single family and two family dwelling may provide one private garage for use by the occupants of the single or two family dwelling. This private garage may be attached to the dwelling or detached from the dwelling. The maximum size of such private garage shall not exceed the greater of 816 square feet or 70% of the floor area of the dwelling unit that it serves, but in no case shall the size of the private garage exceed 1,200 square feet. In addition to the requirements of Section 154.252 (A)-(D), accessory buildings in agricultural and residential Zoning Districts shall comply with the following:~~

<u>Lot Area (Acres)</u>	<u>Maximum Number of Accessory Buildings</u>	<u>Maximum Combined Square Footage of All Accessory Buildings</u>
One (1) Acre or Less in Area	3	2,800 square feet
Greater than One (1) Acre, but no greater than Two (2) Acres	3	3,000 square feet
Greater than Two (2) Acres, but no greater than Three (3) Acres	3	3,250 square feet
Greater than Three (3) Acres, but no greater than Four (4) Acres	3	3,500 square feet
Greater than Four (4) Acres, but no greater than Fifteen (15) Acres	4	2.0% of Lot Area
Greater than Fifteen (15) Acres	5	2.0% of Lot Area

Article 3 – Conflicting Ordinances.

All other ordinances and parts of ordinances, or amendments thereto, in conflict with the provisions of this ordinance are hereby repealed.

Article 4 – Severability.

If any section, clause, or provision of this Ordinance/ordinance amendment is declared to be unconstitutional or otherwise invalid by a court of competent jurisdiction, that declaration shall not affect the remainder of the Ordinance/ordinance amendment. The Township Board hereby declares that it would have passed this Ordinance/ordinance amendment and each part, section, subsection, phrase, sentence and clause irrespective of the fact that any one or more parts, sections, subsections, phrases, sentences or clauses be declared invalid.

Article 11 – The Balance of the Sparta Township Code of Ordinances (as amended) Remains Unchanged and in Effect.

Except as expressly amended by this Ordinance/ordinance amendment, the balance of the Sparta Township Code of Ordinances, as amended, remains unchanged and in full force and effect.

Article 12 – Effective Date.

This Ordinance/ordinance amendment shall become effective upon the expiration of seven (7) days after this Ordinance/ordinance amendment (or a summary thereof) appears in the newspaper as provided by law.

The vote to adopt this Ordinance/ordinance amendment was as follows:

YEAS: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN/ABSENT: \_\_\_\_\_

THIS ORDINANCE/ORDINANCE AMENDMENT IS HEREBY DECLARED  
ADOPTED.

**CERTIFICATION**

I hereby certify that the above is a true copy of an Ordinance/Ordinance amendment adopted by the Township Board for Sparta Township at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

By: \_\_\_\_\_

Marcy Savage  
Sparta Township Clerk

**SPARTA TOWNSHIP**  
**KENT COUNTY, MICHIGAN**

**(Dwelling and Accessory Building Requirements Amendment)**

**(Ordinance No. \_\_\_\_\_)**

At a \_\_\_\_\_ meeting of the Township Board for Sparta Township held at the Township offices on \_\_\_\_\_, 2025, beginning at \_\_\_ p.m., this Ordinance was offered for adoption by Township Board Member \_\_\_\_\_ and was seconded by Township Board Member \_\_\_\_\_:

**AN ORDINANCE AMENDMENT TO AMEND THE  
SPARTA TOWNSHIP ZONING ORDINANCE, AS  
AMENDED, REGARDING DWELLING  
REQUIREMENTS, ACCESSORY BUILDING  
REQUIREMENTS, AND SIMILAR MATTERS.**

THE TOWNSHIP OF SPARTA (the "TOWNSHIP") ORDAINS:

Article 1 – Definitions – Words and Terms Defined

Section 154.006 of the Zoning Ordinance of the Township of Sparta is hereby amended to revise the following terms and their related definitions:

ACCESSORY BUILDING. A building, portion of a building, or structure located on the same lot with the principal or main building and which is subordinate to the principal or main building. Accessory Buildings include, but are not limited to, garages (attached or detached), pole barns, sheds, gazebos, and chicken coops.

DWELLING or APARTMENT. A building or a portion thereof designated or used exclusively as a residence or sleeping place for one or more persons, including one-family, two-family, and multiple dwellings, apartment hotels

with cooking facilities, boarding and lodging houses and mobile homes used for such purposes, but not including motels, motor hotel, tourist rooms, travel trailers, motor homes, trailers or truck campers. Every DWELLING shall have a minimum width of at least twenty-two (22) feet for its entire length and a minimum of a double pitched roof of not less than two and one-half feet of rise for each twelve (12) feet of run, and shall have a roof overhang of not less than six inches on all sides.

#### Article 2 – Accessory Buildings and Uses

Section 154.252 of the Zoning Ordinance of the Township of Sparta is hereby amended to read in its entirety:

##### Section 154.252 Accessory Buildings and Uses

(A) In any zoning district, an accessory building may be erected detached from the permitted principal building or as an integral part of the permitted principal building. When erected as an integral part of the permitted principal building, it shall comply in all respects with the requirements of this Ordinance applicable to the permitted principal building.

##### (B) Setbacks

(1) No accessory building or accessory use shall be erected or conducted within five (5) feet of any other building.

(2) An attached accessory building may extend fifteen (15) feet closer to the Front Lot Line than the closest wall of the principal building to the Front Lot Line, provided that no portion of the accessory building lies within the Required Front Yard.

- (3) No detached accessory building or accessory use shall be erected or conducted in any front yard unless such accessory building or accessory use is setback at least three hundred (300) feet away from the public road or private street upon which the lot involved is located.
- (4) Accessory building or accessory uses within an agricultural or residential zoning district shall not be conducted within ten (10) feet of any Side and/or Rear Lot Line.
- (5) Accessory building or accessory uses within a commercial or industrial zoning district shall comply with the same side and rear setbacks as the permitted principal building.

(C) Height

- (1) Detached accessory building side wall height, as measured from the existing grade to the bearing point of the roof truss shall not exceed sixteen (16) feet.
- (2) Attached accessory building side wall height, as measured from the existing grade to the bearing point of the roof truss, shall not exceed the sidewall height of the Principal Building to which it is attached.
- (3) Total accessory building height, measured from the existing grade to the peak of the roof, shall not exceed thirty-five (35) feet.
- (4) No accessory building shall be used for, or occupied as, a dwelling.

(D) Maximum Square Footage and Number of Accessory Buildings

- (1) Accessory Buildings used in a bone fide agricultural operation are exempt from the maximum square footage and maximum number of accessory building requirements of this Section.

(2) .In addition to the requirements of Section 154.252 (A)-(D), accessory buildings in agricultural and residential Zoning Districts shall comply with the following:

Lot/Area (Acres)	Maximum Number of Accessory Buildings	Maximum Combined Square Footage of All Accessory Buildings
One (1) Acre or Less In Area	3	2,800 square feet
Greater than One (1) Acre, but no greater than Two (2) Acres	3	3,000 square feet
Greater than Two (2) Acres, but no greater than Three (3) Acres	3	3,250 square feet
Greater than Three (3) Acres, but no greater than Four (4) Acres	3	3,500 square feet
Greater than Four (4) Acres, but no greater than Fifteen (15) Acres	4	2.0% of Lot Area
Greater than Fifteen (15) Acres	5	2.0% of Lot Area

Article 3 – Conflicting Ordinances.

All other ordinances and parts of ordinances, or amendments thereto, in conflict with the provisions of this ordinance are hereby repealed.

Article 4 – Severability.

If any section, clause, or provision of this Ordinance/ordinance amendment is declared to be unconstitutional or otherwise invalid by a court of competent jurisdiction, that declaration shall not affect the remainder of the Ordinance/ordinance amendment. The Township Board hereby declares that it would have passed this Ordinance/ordinance amendment and each part, section, subsection, phrase, sentence and clause irrespective of the fact that any one or more parts, sections, subsections, phrases, sentences or clauses be declared invalid.

Article 11 – The Balance of the Sparta Township Code of Ordinances (as amended) Remains Unchanged and in Effect.

Except as expressly amended by this Ordinance/ordinance amendment, the balance of the Sparta Township Code of Ordinances, as amended, remains unchanged and in full force and effect.

Article 12 – Effective Date.

This Ordinance/ordinance amendment shall become effective upon the expiration of seven

(7) days after this Ordinance/ordinance amendment (or a summary thereof) appears in the newspaper as provided by law.

The vote to adopt this Ordinance/ordinance amendment was as follows:

YEAS: \_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN/ABSENT: \_\_\_\_\_

THIS ORDINANCE/ORDINANCE AMENDMENT IS HEREBY DECLARED  
ADOPTED.

**CERTIFICATION**

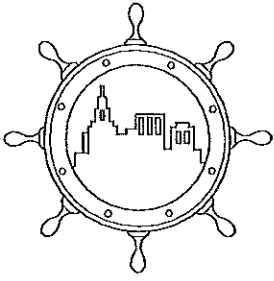
I hereby certify that the above is a true copy of an Ordinance/Ordinance amendment adopted by the Township Board for Sparta Township at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

By: \_\_\_\_\_

Marcy Savage  
Sparta Township Clerk





## Fresh Coast Planning

119 ½ Washington Avenue, Studio B  
Grand Haven, MI 49417  
www.freshcoastplanning.com

**Gregory L. Ransford, MPA**  
616-638-1240  
greg@freshcoastplanning.com

**Julie Lovelace**  
616-914-0922  
julie@freshcoastplanning.com

**Kevin Yeomans**  
616-821-4969  
kevin@freshcoastplanning.com

**Alexis Gulker**  
616-773-4638  
alexis@freshcoastplanning.com

# MEMORANDUM

To: Sparta Township Planning Commission  
From: Kevin Yeomans  
Date: 3/31/2025  
Re: Compiled Master Plan Review

At your March 11, 2025, meeting you were presented with a copy of the compiled updated master plan. The Planning Commission determined that further time was necessary in order to review the compiled Master Plan.

Pending your review of the Master Plan and discussions at your April 8, 2025, meeting, you must determine if any other changes should be made at this time or if the Master Plan is ready to be sent to the Township's Legal Counsel for review.

Once legal counsel has completed their review, we will work to address their comments. Then any proposed changes and comments will be brought back to the Planning Commission before taking any further steps to adopt the Master Plan.

Three draft motions have been prepared for your use. If the Planning Commission determines another path forward, we will be happy to help prepare the proper motion if requested.

### Motion 1: No Proposed Changes

Motion to send the Master Plan, as written, to legal counsel for review.

### Motion 2: Proposed Changes

Motion to send the Master Plan to legal counsel for review, once the following changes have been made:

- Changes identified by the Planning Commission

### Motion 3: Table for Review

Motion to table review of the Master Plan until a future meeting to provide Commissioners with more time to review the compiled Master Plan.

If you have any questions, please do not hesitate to reach out.

KLY  
Planner

CC: Dale Bergman, Township Supervisor

