

MINUTES OF THE SPARTA TOWNSHIP PLANNING COMMISSION  
Regular Meeting of Tuesday, April 8, 2025, 7 PM  
Sparta Township Hall, 160 E. Division St., Sparta MI

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

Present: Chairperson Terry Hartman (9/25), Vice Chairperson Tim Driscoll (9/25), Secretary Linda Anderson (9/25), Township Board Trustee Barb Johnson (12/28), Commissioners Don Doyle (9/27), Dale Flanery (9/27) and Ken Humphreys (9/27)  
Also Present: Sparta Township Supervisor Dale Bergman, Zoning Administrator/Planner Kevin Yeomans of Fresh Coast Planning, Sparta Township Board Trustees Bill Goodfellow and Rob Steffens, and Recording Secretary Toni Potes

I. / II. Call to Order / Pledge of Allegiance: Chairperson Hartman called the meeting to order at 7:00 PM, followed by the Pledge of Allegiance.

III. Additions or Corrections to Agenda: Motion by Doyle, second by Johnson, to approve the Agenda as written. Motion carried unanimously.

IV. Minutes of March 11, 2025, Regular Meeting: Motion by Johnson, second by Humphreys, to approve the Minutes. Motion carried unanimously.

V. Public Comment: Trustee Goodfellow asked about the migrant housing ordinance status. He has not seen it on the Township Board meeting agenda.

VI. Business Items

A. Public Hearing—Boyd Rezoning Request—2787 13 Mile

Public Hearing opened at 7:03 PM. No public comment. Public Hearing closed at 7:04 PM.

Zoning Administrator/Planner Yeomans reviewed the request. Petitioner Abby Boyd stated that she and Kyle want to build a house on the property and farm the rest of it. Motion by Johnson, second by Anderson, 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. Roll call vote: Anderson, yea; Johnson, yea; Doyle, yea; Flanery, yea; Humphreys, yea; Driscoll, yea; Hartman, yea. Motion carried unanimously.

B. Review of Requirements for all Dwellings and Accessory Building Regulations:  
Zoning Administrator/Planner Yeomans reviewed the proposed language. He requested

feedback regarding the number of buildings allowed, the building sizes, attached building and road setback, height of accessory buildings and height exemption of farm buildings.

Bill Brown, of 4557 10 Mile Road, shared his findings of surrounding communities and stated Zoning Administrator/Planner Yeomans' percentages were much lower comparatively.

Brian Cook, of 128 W. Northland Drive, Newaygo, had questions regarding barndominium and garage size allowance.

Trustee Goodfellow, of 2267 Baumhoff, presented arial pictures of various acreages with a marker indicating the size of the building compared to the remaining acreage.

Zoning Administrator/Planner Yeomans will use Trustee Goodfellow's information and bring proposed language to the next Planning Commission meeting, as well as updating the minimum size definition of a home.

- C. Master Plan Review: Motion by Flanery, second by Johnson, to send the Master Plan, as written, to legal counsel for review. Motion carried unanimously.

#### VII. Public Comment:

Rob Steffens, of 4344 13 Mile Road, suggested there be no private roads allowed in Ag-1, and to eliminate just one split from the sliding scale. These items will be added to the Planning Commission's future work list.

Mike Badgerow, of 4126 Church Hill Road, owns 2.25 acres and would like to put up an accessory building, but the buildable area is small. There is a unique setback problem due to two roads causing him to have two front yards. He is requesting the Planning Commission consider situations like his in their current discussions.

Richard Ebers, of 1705 10 Mile Road, questioned Badgerow's situation of being two front yards or two backyards. He felt this is unreasonable.

#### VIII. Staff and Commissioner Comments: No action taken.

- IX. Adjournment: Motion by Johnson, second by Anderson, to adjourn at 8:30 PM. Motion carried unanimously. The next regular meeting of the Sparta Township Planning Commission will be Tuesday, May 13, 2025, at 7 PM.

Respectfully submitted,

—Toni Potes

Recording Secretary