

MINUTES OF THE SPARTA TOWNSHIP PLANNING COMMISSION
Regular Meeting of Tuesday, May 13, 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), and Dale Flanery (9/27)
- Also Present: Sparta Township Supervisor Dale Bergman, Zoning Administrator/Planner Kevin Yeomans of Fresh Coast Planning, Sparta Township Board Trustee Rob Steffens, and Recording Secretary Toni Potes
- Absent: Commissioner Ken Humphreys (9/27)

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 Anderson, to approve the Agenda as written. Motion carried unanimously.

IV. Minutes of April 8, 2025, Regular Meeting: Motion by Johnson, second by Flanery, to approve the Minutes. Motion carried unanimously.

V. Public Comment (for items on the Agenda): None.

VI. Business Items

A. Review of Requirements for all Dwellings and Accessory Building Regulations:

Zoning Administrator/Planner Yeomans reviewed the proposed changes made since the last meeting and discussed a definition of a through-lot situation, i.e. the driveway being considered the front yard, and accessory building provisions.

Mike Badgerow, of 4126 Church Hill Road, commented on corner and rear-lot placement.

Bill Brown, of 4557 10 Mile Road, asked about the size of building allowed per lot size.

Motion by Johnson, second by Anderson, to schedule the matter for public hearing with the addition in the document of a through-lot definition. Motion carried unanimously.

B. Review of Planning Commission Bylaws: Zoning Administrator/Planner Yeomans will draft language for the document regarding public comment.

C. Review of Planning Commission Worklist: The Commissioners reviewed, prioritized and removed items from the 2023 Work List. To be addressed as top priorities are

Outdoor Gatherings Amendment, Bed & Breakfast in C1 as Special Land Use, Short-Term Rentals, and Sliding Scale Provisions.

VII. Public Comment:

Brian Cook, of 128 W. Northland Drive, Newaygo, questioned on behalf of his client the timeline of adoption of a barndominium ordinance. Public hearing may be moved on next month, Board review in July, and possibly effective in July 2025.

Bill Brown suggested that footage/acreage be considered for parking for outdoor venues. Short-term rentals should respect the neighbors and the land, and they would be convenient and helpful. He complemented the Planning Commission on progressing well. Zoning Administrator/Planner Yeomans clarified that outdoor gatherings and venues are two different items.

VIII. Staff and Commissioner Comments: No action taken.

IX. Adjournment: Motion by Driscoll, second by Johnson, to adjourn at 7:44 PM. Motion carried unanimously. The next regular meeting of the Sparta Township Planning Commission will be Tuesday, June 10, 2025, at 7 PM.

Respectfully submitted,
—Toni Potes
Recording Secretary