

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

This meeting could not be viewed live or recorded due to equipment failure.

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: Zoning Administrator/Planner Kevin Yeomans of Fresh Coast Planning, Sparta Township Board Trustee 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 Johnson, second by Doyle, to approve the Agenda as written. Motion carried unanimously.

IV. Minutes of June 10, 2025, Regular Meeting: Motion by Humphreys, second by Anderson, to approve the Minutes. Motion carried unanimously.

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

VI. Business Items

A. Preliminary Review: Peterson Special Land Use Land Division Request—12201 Sparta Avenue: Zoning Administrator/Planner Yeomans reviewed the request. Loren Peterson, Jr., was present to answer questions. Loren Sr. passed away, and the family wants to split approximately 8.06 acres of farm property into smaller chunks. The owner would be able to keep two of the three existing buildings. The approximate 12 acres of woods cannot be split. Motion by Flanery, second by Humphreys, to approve the application for public hearing. Motion carried unanimously. A survey might be a condition of final approval.

B. Legal Review of Master Plan: Zoning Administrator/Planner Yeomans pointed out that the attorneys added language to Chapter 2, Residential Uses, in addition to redline corrections. Motion by Johnson, second by Anderson, to send the Master Plan to the Sparta Township Board and recommend approval of distribution of the Master Plan. Roll call vote: Driscoll, yea; Anderson, yea; Johnson, yea; Doyle, yea; Flanery, yea; Humphreys, yea; Hartman, yea. Motion carried unanimously.

VII. Public Comment (for items on or not on the Agenda): Brian Cook, of 128 W. Northland Drive, Newaygo, questioned when he could submit a building permit. Rob Steffens, of 4344 13 Mile Road, questioned when a public hearing comes, can we talk about sliding scale and private road ordinances. What is the timeline to talk about that? It is one of the top items on the Planning Commission's list to address; Rob's input is appreciated.

VIII. Staff and Commissioner Comments: None.

IX. Adjournment: Motion by Humphreys, second by Flanery, to adjourn at 7:35 PM. Motion carried unanimously. The next regular meeting of the Sparta Township Planning Commission will be Tuesday, August 12, 2025, at 7 PM. Pending for the August 12 Agenda: Public Hearing on Bed & Breakfast as a Special Land Use in C-1, and Continuing Discussion on Short Term Rentals.

Respectfully submitted,
—Toni Potes
Recording Secretary