

# AGENDA

**SPARTA TOWNSHIP  
ZONING BOARD OF APPEALS  
Wednesday, September 10, 2025  
7:00 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>

1. Call to Order
2. Pledge of Allegiance
3. Approval of the Agenda
4. Minutes of July 9, 2025, Regular Meeting
5. 1239 Treeway Dr. Variance Request: Accessory Building in Front Yard
6. Public Comment
7. Adjournment



MINUTES OF THE SPARTA TOWNSHIP ZONING BOARD OF APPEALS  
Regular Meeting of Wednesday, July 9, 2025, 7:00 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 Jost (9/26), Planning Commission Liaison Ken Humphreys (9/27), Andrew Barnum (9/25), John Kozal (9/27), and Mike Lockard (9/25)

Also Present: Zoning Administrator/Planner Kevin Yeomans of Fresh Coast Planning and Recording Secretary Toni Potes

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

III. Approval of the Agenda: Motion by Lockard, second by Kozal, to approve the Agenda. Motion carried unanimously.

IV. Selection of Officers — July 2025 to June 2026

A. Chairperson: Kozal moved to nominate Terry Jost as Chairperson. Motion seconded by Barnum and carried 5 to 0. Jost accepted the nomination and position.

B. Vice-Chairperson: Lockard moved to nominate John Kozal as Vice-Chairperson. Motion seconded by Humphreys and carried 5 to 0. Kozal accepted the nomination and position.

C. Secretary: Lockard moved to nominate Andrew Barnum as Secretary. Motion seconded by Humphreys and carried 5 to 0. Barnum accepted the nomination and position.

V. Minutes of April 9, 2025, Regular Meeting: Motion by Kozal, second by Humphreys, to approve the Minutes. Motion carried unanimously.

VI. Public Comment: Larry Goodfellow was present, but there was no public comment.

VII. Review of Zoning Board of Appeals By-Laws: Motion by Lockard, second by Humphreys, to accept the revised By-Laws. Motion carried unanimously.

VIII. Adjournment: Motion by Lockard, second by Barnum, to adjourn at 7:39 PM. Motion carried unanimously. The next meeting of the Sparta Township Zoning Board of Appeals will be on a date to be determined.

Respectfully submitted,  
—Toni Potes, Recording Secretary



**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 – Definitions – Words and Terms Defined

Section 154.006 of the Zoning Ordinance of the Township of Sparta is hereby amended by the addition of the terms and their associated definitions, which shall read in their entirety as follows:

LOT, INTERIOR. A lot other than a corner lot which, with the exception of a “through lot,” has only one lot line fronting on a public or private street.

LOT, THROUGH. An interior lot having frontage on two or more streets.

#### Article 3 – Lots

Section 154.258 of the Zoning Ordinance of the Township of Sparta is hereby amended to read in its entirety:

(A) All Lots shall have a buildable area. The net buildable area of a Lot shall be a contiguous piece of land excluding land subject to flooding six months of the year, poor drainage, steep slopes, rock outcrops and land encumbered by easements preventing the use of the land. In no case shall the net buildable area of a lot be less than 15,000 square feet unless otherwise specified herein.

(B) No lot shall be created that does not meet the minimum lot size and dimensional regulations of this chapter.

(C) On a Corner Lot, each Lot Line that abuts a street shall be deemed to be a Front Lot Line, and the required yard along both lot frontages shall be a required front yard. The owner shall elect, and so designate in his or her application for a permit, which of the remaining two required yards shall be the required side yard and which the required rear yard.

(D) On a Through Lot, the Lot Line that abuts the street for which the Lot is addressed shall be considered the front lot line, and the required yard shall be considered a front yard. The lot line opposite the front lot line shall be considered a rear lot line, and the required yard shall be considered a rear yard. The remaining yards shall be considered side yards.

(E) Cul-de-sac Lots

(1) A lot shall be considered to be a cul-de-sac lot if the lot has more than one-half of its required road frontage on the cul-de-sac. The one-half required road frontage shall be determined prior to reducing the required frontage permitted by division (D)(3) below. Thus, if the required road frontage is 150 feet, the lot must have more than 75 feet of road frontage on the cul-de-sac portion in order to qualify for the reduction in total road frontage as specified in division (D)(3) below.

(2) The cul-de-sac shall be determined to commence at the intersection of the radius of the cul-de-sac with the street right-of-way line.

(3) A lot on a cul-de-sac shall have road frontage on a cul-de-sac that is not less than 60% of the minimum lot width required for the zoning district in which it is located.

Article 4 – 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) 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.
- (3) Accessory building or accessory uses, on an Interior Lot, within an agricultural or residential zoning district shall not be conducted within ten (10) feet of any side and/or rear lot line.
- (4) Accessory building or accessory uses, on a Through Lot, within an agricultural or residential zoning district shall comply with the rear setbacks for a principal building and shall not be conducted within ten (10) feet of any side 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) Accessory Buildings used in a bone fide agricultural operation are exempt from the maximum sidewall height requirements of this Section but shall not exceed a total height of thirty-five (35) feet, measured from the existing grade to the peak of the roof.
- (2) 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.
- (3) Attached 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 or the sidewall height of the Principal Building to which it is attached, whichever is greater.
- (4) Total accessory building height, measured from the existing grade to the peak of the roof, shall not exceed thirty-five (35) feet.
- (5) 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 (Acreage)	Maximum Number of Accessory Buildings	Maximum Combined Square Footage of All Accessory Buildings
Less than one (1) acre in area.	3	2,800 square feet
One (1) acre or greater, but less than one and one-half (1.5) acres.	3	3,300 square feet
One and one-half (1.5) acres or greater, but less than two (2) acres.	3	3,800 square feet
Two (2) acres or greater, but less than two and one-half (2.5) acres.	3	4,400 square feet
Two and one-half (2.5) acres or greater, but less than three (3) acres.	3	4,800 square feet
Three (3) acres or greater, but less than three and one-half (3.5) acres.	3	5,200 square feet
Three and one-half (3.5) acres or greater, but less than four (4) acres.	3	5,600 square feet
Four (4) acres or greater, but less than four and one-half (4.5) acres.	4	6,000 square feet
Four and one-half (4.5) acres or greater, but less than five (5) acres.	4	6,400 square feet
Five (5) acres or greater, but less than fifteen (15) acres.	4	3.0% of Lot Area
Fifteen (15) acres or greater.	5	3.0% of Lot Area

Article 5 – Conflicting Ordinances.

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

Article 6 – 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 7 – 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 8 – 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: \_\_\_\_\_

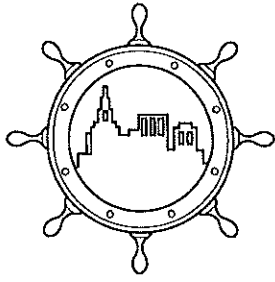
THIS ORDINANCE/ORDINANCE AMENDMENT IS HEREBY DECLARED  
ADOPTED.

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

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

**Kevin Yeomans**  
616-349-0223  
kevin@freshcoastplanning.com

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

**Aaron Bigelow**  
616-919-2370  
aaron@freshcoastplanning.com

**Andrea Goodell**  
616-313-9333  
andrea@freshcoastplanning.com

# MEMORANDUM

To: Sparta Township Zoning Board of Appeals (the "ZBA")  
From: Kevin Yeomans  
Date: 9/2/2025  
Re: Variance Request - 1239 Treeway Dr. – Accessory Building in Front Yard

Attached is an application for a non-use variance from Bryan Momber (the "Applicant") for property located at 1239 Treeway Drive, Parcel # 41-05-35-389-032 (the "Property"), which is approximately 0.5 acres in area and is zoned Medium Density Single Family ("R2"). The Applicant seeks a variance from Section 154.252 – Accessory Buildings and Uses of the Sparta Township Zoning Ordinance (the "Zoning Ordinance"), specifically subsection A:

*(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.*

Due to the unique circumstances present, we recommend approval of a variance. However, the ZBA should determine whether the requested variance is the minimum variance necessary. Our findings have been presented below.

The ZBA must review the variance standards and determine if your findings are consistent with what is presented in this memorandum. A public hearing has been scheduled for your September 10, 2025, meeting.

### Property Details

The Property is considered a Corner Lot, as such there are two front yards on the Property and per Section 1254.252(A) an Accessory Building cannot be built in either front yard (See Figure 1). Due to the location of the house on the Corner Lot there is a relatively limited area (approximately 2,613 square feet) where an accessory building can be built and the well for the house is located within this buildable area (see Figure 2). As you may recall from a previous variance request, the Health Code requires a well to be at least ten feet from a building.

### Zoning Ordinance Definition of Corner Lot

*LOT, CORNER. A lot in which lot lines form an interior angle of less than 135 degrees at the intersection of two street lines. A lot abutting on a curved street or streets shall be deemed a CORNER LOT if the tangents to the curve (measured at the points of intersection of the side lot lines with the street lines) intersect at an interior angle of less than 135 degrees.*

### Section 154.258 – Lots [Corner Lot Yard Designations]

*(C) On a corner lot, each lot line that abuts a street shall be deemed to be a front lot line, and the required yard along both lot frontages shall be a required front yard. The owner shall elect, and so designate in his or her application for a permit, which of the remaining two required yards shall be the required side yard and which the required rear yard.*

Further, as demonstrated in the Applicant submittal documents and Figure 3 below the septic system is located to the west of the house. This is important because under the recently amended regulations for Accessory Buildings (attached) the Applicant can build a second

attached garage, by right. However, due to the location of the septic system they are unable to build a second attached garage in this location.

Additionally, under the recently amended Accessory Building regulations for a 0.5-acre lot, and assuming the existing attached garage is 300 square feet, the Applicant has the ability to build up to two more accessory buildings with a maximum combined square footage of 2,500 square feet.

Lastly, due to minimum setback requirements, it does not appear that the existing garage can be expanded.

Space Intentionally Left Blank



Figure 1



Figure 2

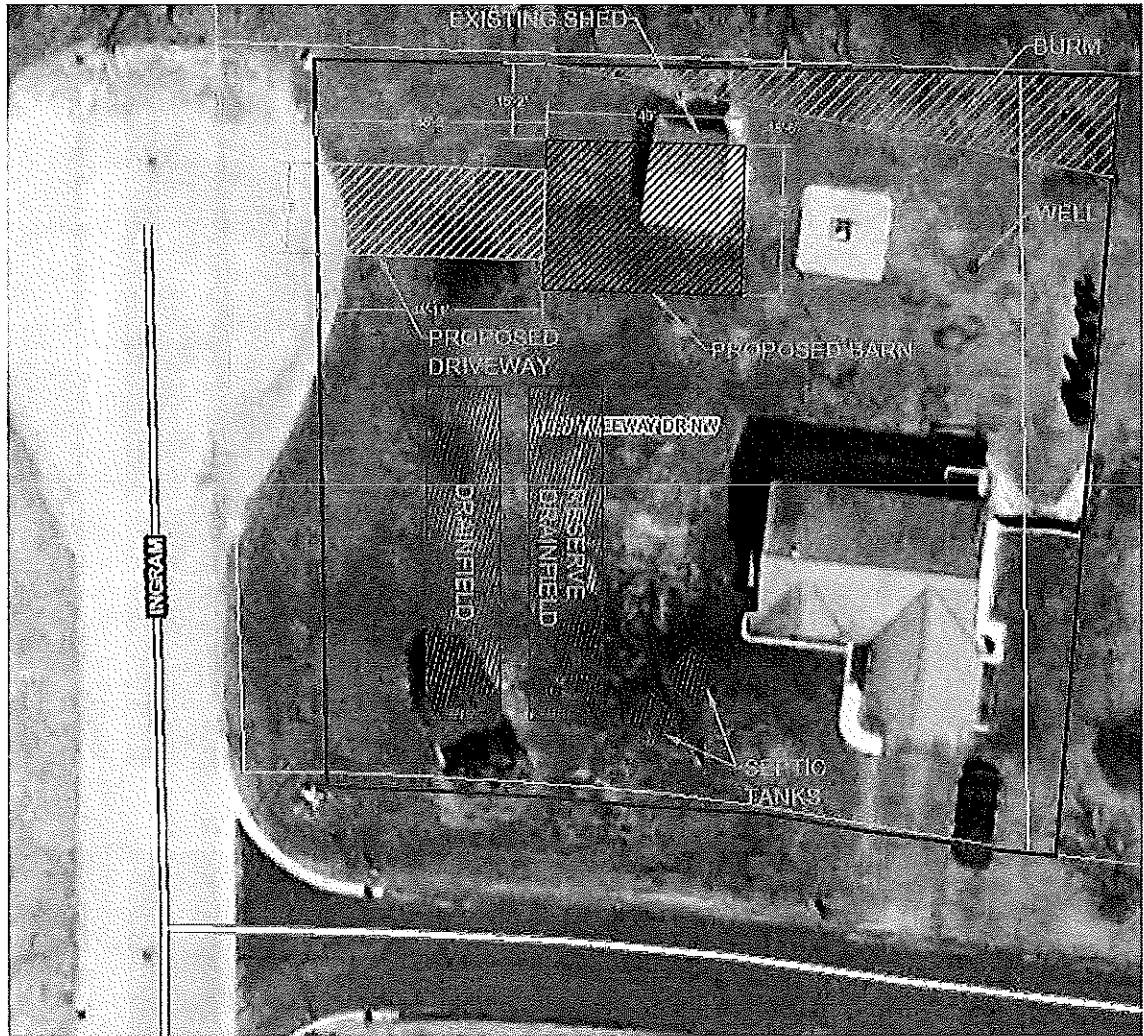


Figure 3

**Minimum Variance Necessary / Substantial Justice**

As previously touched on, per the updated Accessory Building Regulations a lot under one acre is permitted to have up to three accessory buildings with a maximum combined square footage of 2,800 square feet. As can be seen through this request there may be practical difficulties in building the maximum amount of accessory buildings on all 0.5 acre lots. Given this, the ZBA should determine if the practical difficulties present are unique to the property or common to all properties in the zoning district and if the requested variance would provide substantial justice to the applicant or if a lesser variance would do the job.

We bring two items to your attention as part of your review and determination on whether the requested variance is the minimum variance necessary:

- Proposed Accessory Building Size: Approximately 1,200 square feet.
- Setback Reduction.

### Building Size

As mentioned in the first paragraph of this section, it will likely be difficult for all owners of 0.5 acre lots to build a house and 2,800 square feet of accessory buildings. We believe the ZBA should determine if the need for the setback variance is because the proposed building is larger than is practical for the size of the lot.

For example, there are no maximum square footage limitations for a house. A 0.5-acre lot is approximately 21,780 square feet. Just because someone may want to build a 20,000 square foot house on a 0.5-acre lot does not mean the ZBA would have to grant a setback or other variance. You could determine that even though a 20,000 square foot house is allowed a variance would not be appropriate in that situation.

Similarly, even though the Applicant is allowed to build up to an approximately 2,500 square foot pole barn does not mean the ZBA has to approve a setback variance to allow it. You could determine that building a smaller accessory building within the permitted buildable area is enough to provide substantial justice to the Applicant, and no variance is necessary.

### Setback Reduction

As requested, the Applicant is proposing to build the accessory building completely outside of the permitted buildable area, with an approximate setback of 46' 2" from the Ingram Road Right of Way. It appears that the proposed accessory building could be moved at least partially within the permitted buildable area. The ZBA needs to determine if the requested 46' 2" setback is the minimum necessary or if it needs to be increased to the building is at least partially within the permitted buildable area.

### Standards of Review

Below we have provided the standards of review for a non-use variance with our findings following each standard. Pending the conclusion of a public hearing the ZBA must review the standards and prepare your findings and decision.

#### *§ 154.449 VARIANCES; STANDARDS.*

*(A) Non-use variances. The Zoning Board of Appeals shall have the authority to grant non-use variances relating to the construction, structural changes or alteration of buildings or structures related to dimensional requirements of the zoning ordinance or to any other non-use-related standard in this chapter, only when all of the following conditions exist:*

*(1) The need for the requested variance is due to practical difficulties in carrying out the strict letter of the zoning ordinance arising from unique circumstances or physical conditions of the property involved, such as narrowness, shallowness, shape, water or topography;*

FCP FINDINGS: STANDARD MET

Due to the location of the house, septic, and well it appears that in order to meet the strict letter of the zoning ordinance the Applicant would have to relocate their house, septic, or well in order to enjoy a property right commonly enjoyed by other property owners in the R2 Zoning District.

*(2) The asserted difficulty is not due to the applicant's personal or economic difficulty. Increased financial return alone shall not be deemed sufficient to warrant a variance;*

FCP FINDINGS: STANDARD MET

It does not reasonably appear that the variance is being requested due to the Applicant's personal, economic difficulty, or for increased financial return alone.

*(3) The need for the requested variance is not the result of actions of the property owner or previous property owners;*

FCP FINDINGS: STANDARD MET

While a previous owner did choose where to place the house, septic, and well, at this time we were unable to determine if the current front yard restrictions were in place when the house was constructed in approximately 2003. Additionally, it is not clear if the decision on where to place the house, well, and septic were due to personal preference or to the practical soil and topographical conditions needed for the septic system.

Further, in a 2018 court case (*City of Detroit v. City of Detroit BZA, 326 Mich App 248 (2018)*) the Michigan Court of Appeals determined that the self-created hardship rule does not have to extend to all instances in which a landowner simply purchases a property with knowledge of an ordinance's applicable restriction. Given that there is no evidence that a previous owner took affirmative action to alter the property counter to the controlling Zoning Ordinance at the time the house was constructed it appears the need for the variance is not due to a self-created hardship.

*(4) Strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for permitted purposes or will render conformity with those regulations unnecessarily burdensome;*

FCP FINDINGS: STANDARD MET

As previously stated in order to strictly comply with the Zoning Ordinance it appears that the Applicant would have to relocate the house, septic, and/or well in order to use the property for permitted purposes. Relocating the house, septic, or well can be reasonably expected to be unnecessarily burdensome.

*(5) The requested variance is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district;*

FCP FINDINGS: PENDING ZBA REVIEW

Please see the previous section of this memorandum for more information. Once the ZBA reaches a determination, we will update the findings for this standard based on your discussions.

*(6) The requested variance will not cause an adverse impact on surrounding property, property values or the use and enjoyment of property in the neighborhood or zoning district; and*

FCP FINDINGS: STANDARD MET (PENDING PUBLIC HEARING)

As demonstrated in the Applicants submittal documents the proposed location of the Accessory building is located outside of the Ridgefield Drain and will not impact the drain or stormwater flow onto neighboring properties. Further, in figure 4 below we have provided an aerial overview of the surrounding area. Pending the receipt of public comment and evidence to the contrary, it does not reasonably appear that the request will have an adverse impact on surrounding properties.



Figure 4

*(7) The need for the requested variance is not based primarily on non-conforming use(s) of nearby lands, structures or buildings.*

FCP FINDINGS: STANDARD MET

The Applicant has not provided any argument that the variance is being requested due to non-conforming uses of nearby lands, structures, or buildings.

This concludes our memorandum. If you have any questions, please don't hesitate to contact me.

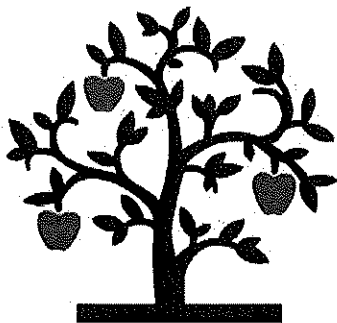
*Kevin Yeomans*

Kevin Yeomans

Planner

Attachments

CC: Dale Bergman, Township Supervisor



# SPARTA TOWNSHIP

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

## PETITION FOR VARIANCE

Name of Applicant: Bryan Momber

Address: 1239 Treeway Dr. NW

Phone No. 616-204-9249 Email: bryanmomber@gmail.com

Name, Address and Phone Number of Owner, if different from Applicant: \_\_\_\_\_

Address of Property for Variance \_\_\_\_\_

Parcel Number of Property 41-05-35-389-032 Zoning District R-2

Property is Located between Treeway Dr. and Ingram Road.

Section(s) of the Sparta Township Zoning Ordinance from which relief is sought: 154.252 Accessory Buildings and uses.

### Reason for seeking variance:

I am requesting to build a barn on my property for storage purposes. Because my lot is located on the corner of Ingram and Treeway, the Zoning Ordinance considers it to have two front yards. I am wishing to place the barn in the northwest corner of my lot, as space is limited due to the location of the drainfield, well, and berm on the north side. This location requires a variance.

A site plan must accompany this application.

Would the applicant grant permission for the members of the Zoning Board of Appeals to visit the property in question?

Yes  No

The applicant has read all the attached information and understands the terms and conditions of this application and hereby applies for the requested variance.

Signature of Applicant Bryan Momber

Dear Members of the Zoning Board,

I am writing to formally request a variance to construct a pole barn on my property at 1239 Treeway Dr., located at the corner of Treeway and Ingram in Sparta Township. We enjoy our home and living in the Ridgefield neighborhood. However, we would like additional storage and hobby space. The 20' x 20' garage and 16' x 16' shed are no longer sufficient for our needs.

Due to the unique layout of the lot and existing site limitations, I am seeking relief from the standard setback requirements outlined in the township's zoning ordinance. Since my property is a corner lot, it is considered to have two front yards under the ordinance. This significantly reduces the available buildable space. Additionally, the location of the septic drain field, well, and a berm along the north side of the property further restrict usable space. For these reasons, I am proposing to place the 30' x 40' pole barn in the northwest corner of my lot which provides the most practical and unobtrusive location. Please note that the existing 16' x 16' shed will be removed from the property.

I spoke with Mike Armock with the Kent County Road Commission about the ability to obtain a driveway permit off Ingram. He visited the site and reviewed what I am proposing. He did not see any reason for a driveway permit not to be granted. I have not applied for the driveway permit yet because the application requests a start and completion date. If needed, you can contact Mike Armock at [marmock@kentcountyroads.net](mailto:marmock@kentcountyroads.net) or 616-437-6958.

I have received approval from the Kent County Drain Commissioner's office confirming that the proposed location of the barn will not interfere with the Ridgefield Drain or any associated easements. The email is the attached documents.

Also attached to this letter is a sketch and photos of the proposed barn placement for your review. I respectfully ask the board to consider my request and I would welcome the opportunity to discuss this further at your next meeting.

Thank you,

Bryan Momber  
1239 Treeway Dr.  
Sparta, MI 49345  
616-204-9249



Red stakes show the corners of the proposed barn.



View from NE lot corner looking West



View from Ingram cul-de-sac looking East



View from West side of house looking North



View from NE side of the house looking NW.



View from West side of lot looking East



Bryan Momber <bryan.momber@gmail.com>

---

**RE: 1239 Treeway Dr. Sparta - Pole barn impact on Ridgefield Drain**

1 message

---

Morgan, Joel <joel.morgan@kentcountymi.gov>  
To: "bryan.momber@gmail.com" <bryan.momber@gmail.com>

Wed, Jun 25, 2025 at 2:07 PM

Bryan

Thank you for reaching out. I can confirm that the pole barn placement will not encroach in any of our easements nor impact the Ridgefield Drain.

Thanks for checking!

**Joel Morgan, P.E.**

Senior Engineer

Office of the Kent County Drain Commissioner

Direct: (616) 632-7914

**775 Ball Ave NE**

**Grand Rapids, MI 49503**

**From:** DRInfo <Drain-Info@kentcountymi.gov>

**Sent:** Wednesday, June 25, 2025 2:06 PM

**To:** Morgan, Joel <joel.morgan@kentcountymi.gov>

**Subject:** FW: 1239 Treeway Dr. Sparta - Pole barn impact on Ridgefield Drain

**Joel Morgan, P.E.**

Senior Engineer

Office of the Kent County Drain Commissioner

Direct: (616) 632-7914

**775 Ball Ave NE**

Grand Rapids, MI 49503

---

**From:** Bryan Momber <bryan.momber@gmail.com>

**Sent:** Wednesday, June 25, 2025 1:57 PM

**To:** DRInfo <Drain-Info@kentcountymi.gov>

**Subject:** 1239 Treeway Dr. Sparta - Pole barn impact on Ridgefield Drain

**CAUTION:** This email was sent from an external source. Please do not open suspicious links or attachments.

I am currently in the process of requesting a variance from Sparta Township to construct a pole barn on my property located at 1239 Treeway Dr., Sparta.

The Township Planner suggested I reach out to you to determine whether the proposed placement of the barn may have any impact on the Ridgefield Drain.

Could you please review the attached sketch and let me know if there are any concerns or requirements I should be aware of?

Thanks,

Bryan Momber

616-204-9249

BOUNDARY SURVEY

FOR: Wayne Wu  
 Keller Williams Rivertown  
 4301 Canal Ave SW  
 Grandville, MI 49418



**Feenstra**  
 & Associates, Inc.  
**CIVIL ENGINEERS & SURVEYORS**  
 7482 Main Street Phone: 616.457.7050  
 Jenison, MI 49428 www.feenstrainc.com

File  
 35-9-12

Date  
 05/31/17

This parcel is situated in Sparta Township, Kent County, Michigan and is described as follows:

Unit 32, Ridgefield, a Condominium according to the Master Deed, Exhibit "B" Recorded in Liber 5492, Pages 177 through 180 inclusive, in the office of the Kent County Register of Deeds and designated as Kent County Condominium Subdivision Plan No. 547; Together with rights in General Common Elements and Limited Common Elements as set forth in said Master Deed and as Described in Act 59 of the Public Acts of 1978, as amended

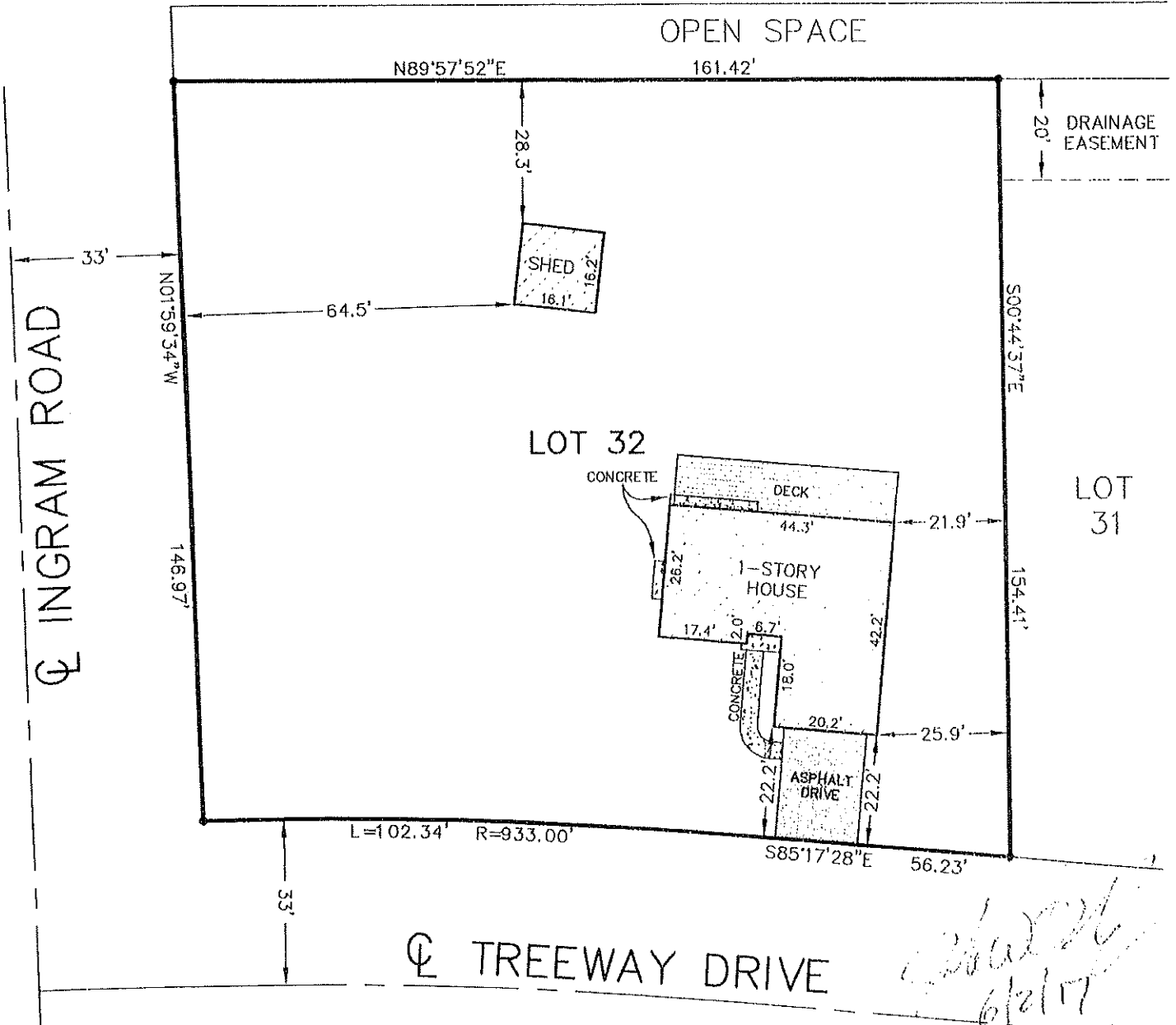


Scale 1" = 30'

- Found Iron Stake
- Set Iron Stake
- Set Wood Stake
- - - - - Fence Line
- D = Deeded
- P = Platted
- M = Measured

PROPERTY ADDRESS: 1239 Treeway Drive NW

WE HEREBY CERTIFY that the buildings and visible Improvements are located within the lands and property herein described and that there are no encroachments except as shown hereon.



This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

**Kent County Health Department**  
**Water Supply/Wastewater Disposal Facility Permit**  
 Environmental Health Division 336-3089 FAX 336-2436  
 700 Fuller Avenue NE, Grand Rapids, MI 49503

Page 1 of 3  
 EH70.3 (Rev 6/99)

*in site plan*

Location/Address: 1239 TREEWAY DR NW  
 City, Village, or Twp.: SPARTA Subdivision & Lot No.: RIDGEFIELD # 32  
 Owner: KBH HOMES LLC Phone No: 785 0904  
 Address: 960 W. RIVER CTR. DR. City: COMSTOCK PARK State: MI Zip Code: 49321  
 Perm. Parcel No.: \_\_\_\_\_ Well Key No.: \_\_\_\_\_

This permit authorizes the construction, repair, enlargement, or relocation of a well/sewage disposal facility in accordance with plans and information contained in the approved application submitted to the Kent County Health Department on 5-8-02. Work authorized by this permit shall be subject to any special conditions or requirements as noted on the permit and shall comply with all requirements of the Water Supply Regulations and/or Sewage Disposal Regulations of Kent County. It shall be unlawful for any well/sewage disposal facility constructed, repaired, enlarged, or relocated under authority of this permit to be placed in operation without prior approval by the Kent County Health Department. This permit is valid for two years from the date of issuance and is not transferable to any person or location. No work shall be commenced or continued either before the permit is issued or after the permit has expired.

Building Information:  New  Repair  House  Mobile Home  Duplex  
 No. Of Bedrooms: 3  Commercial, \_\_\_\_\_ gal/day flow

**Water Supply Well Details**

Well Type:  Domestic  Commercial  Irrigation  
 Recharge  Test Well  Dewatering

**PRE-SITE INFORMATION**

201 Contamination Sites..... Y  N/A (circle one)  
 L.U.S.T. Storage Sites..... Y  N/A (circle one)  
 S.F.E. Evaluation Information..... Y  N/A (circle one)  
 Plat Restrictions.....  Y  N N/A (circle one)

**ISOLATION REQUIREMENTS: (minimums)**

50 Feet from on-site sewage disposal system(s)  
 \_\_\_\_\_ Feet from municipal sewer lines  
3 Feet from overhang of building  
50 Feet from sewage sump  
50 Feet from fuel storage tank(s)  
10 Feet other (specify) prop. line/ROW/easement

**INSPECTIONS REQUIRED:**

done Pre-Construction, \_\_\_\_\_ Construction  
 \_\_\_\_\_ Grouting \_\_\_\_\_ Other \_\_\_\_\_  
 Final Inspection test well 148'

**RESTRICTIONS:**

Minimum depth in feet 35'  
 \_\_\_\_\_ Feet pump submergence required  
 Grouting full casing per MDEQ specs  
 \_\_\_\_\_ Required well abandonment Yes  No  N/A (circle one)  
 Continuous protective barrier Yes  No  N/A (circle one)  
10' minimum at least 25' below grade

Final Inspection is Required. Please contact this office when well is completed to arrange for inspection and water sampling.

**Wastewater Facility Details**

Isolation Requirements: 10 (septic tanks) Ft. from water well(s). 10 Ft. from basement wall(s),  
100 Ft. from surface water(s). 10 Ft. from lot lines or R.O.W.  
25 Ft. Other foundation footing drain system and detached

**Aggregate and Cover Requirements**

12 In. soil cover over aggregate 2 In. aggregate above drain pipe  
4 In. Dia. Pipe 6 In. aggregate below pipe

Soil Texture: SAND AT 10'

Septic Tank Requirement: No. of Tanks: 2

Capacity 800 gal., 800 gal.

Pump Chamber \_\_\_\_\_ gal.

<b>Drainfield:</b>	
Base Area _____	Sq. Ft.
Side Area _____	Sq. Ft.
Total _____	Sq. Ft.
Trench Width _____	Ft.
Total Linear Ft. Of Trench _____	Ft.

<input checked="" type="checkbox"/> <b>Drain Bed:</b>	
Base Area <u>1005</u>	Sq. Ft.
Side Area _____	Sq. Ft.
Total <u>1005</u>	Sq. Ft.
<u>15</u> Ft. X <u>57</u> Ft.	
No. of Laterals <u>3</u>	

Other: See page 2. T trench w/ washed coarse 2NS sand.  
Full cut to 6' then 50% bed width (8') to sand.  
Pump tanks every 3 yrs

Final Inspection Required. Please contact this office before 9:00 for final inspection prior to back filling

See Attached Sketch For Location Details and Additional Information.

Signature of Sanitarian: Chris Bunt

Date Issued: 1-14-02

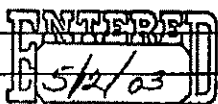
# Final Inspection Report

## Water Supply

Date Insp. Request Received: 4-28-03  
 Date (Time) Inspection Requested: 5-1-03  
 Well Driller: North Kent Wells  
 Casing Termination Approved: X Y     N  
 Location Approved: X Y     N  
 Construction Approved: X Y     N  
 Screened Vent: X Y     N     N/A  
 Buried Suction Line Protected:     Y     N X N/A  
 Pump Type: Submersible  
 Delivery Pipe Type:     PSI 160  
 Storage: Type: Pressure Tank well Mate  
 Location: Basement  
 Capacity:     gal., Operating Range:      
 Treatment (if provided): NO  
 Well log Received: Y N, Date: 5-1-03  
 Old Well Abandoned:     Y     N X N/A  
 Water Supply Approved: X Y     N     N/A  
 Water Sample Results:  
 Bact: X Safe,     Unsafe, Date: 5-1-03  
 Ract:     Safe,     Unsafe, Date:      
 Bact:     Safe,     Unsafe, Date:      
 Partial Chemical:  
X Safe,     Unsafe, Date: 5-1-03  
    Safe,     Unsafe, Date:    

Final Approval: X Y,     N  
 Date: 5-3-03 By: Mary Reading

Comments, Date, Signature:  
Pressure relief valve installed  
SPS not installed



## Wastewater

Date Insp. Request Received: 5-14-03 4:15 PM  
 Date & Time Inspection Requested: 5-15-03 ASAP 7:40  
 Name of Installer: DLX FENC - 299-7785 MOB  
 Septic Tanks: No.:      
 Tank One Capacity:     gal., Tank Two Capacity:     gal.  
 Pump Chamber Capacity:     gal., Water tight:     Y     N

### Drain Field

Base Area     Sq. Ft.  
 Side Area     Sq. Ft.  
 Total     Sq. Ft.  
 Total Linear Feet of Trench     Ft.  
 Total Infiltrative Area =     Sq. Ft.

### Drain Bed

Base Area 1005 Sq. Ft.  
 Side Area     Sq. Ft.  
 Total 1005 Sq. Ft.  
15 Ft. X 67 Ft.  
 No. of Laterals 3  
 Total Infiltrative Area = 1005 Sq. Ft.

### Other

Specify 2 (800g) 5.1 tanks operating level 3.7' depth w/ 8" in air space. Tanks not approved drained only approved for cover.  
Modify/replace (Bush) tanks

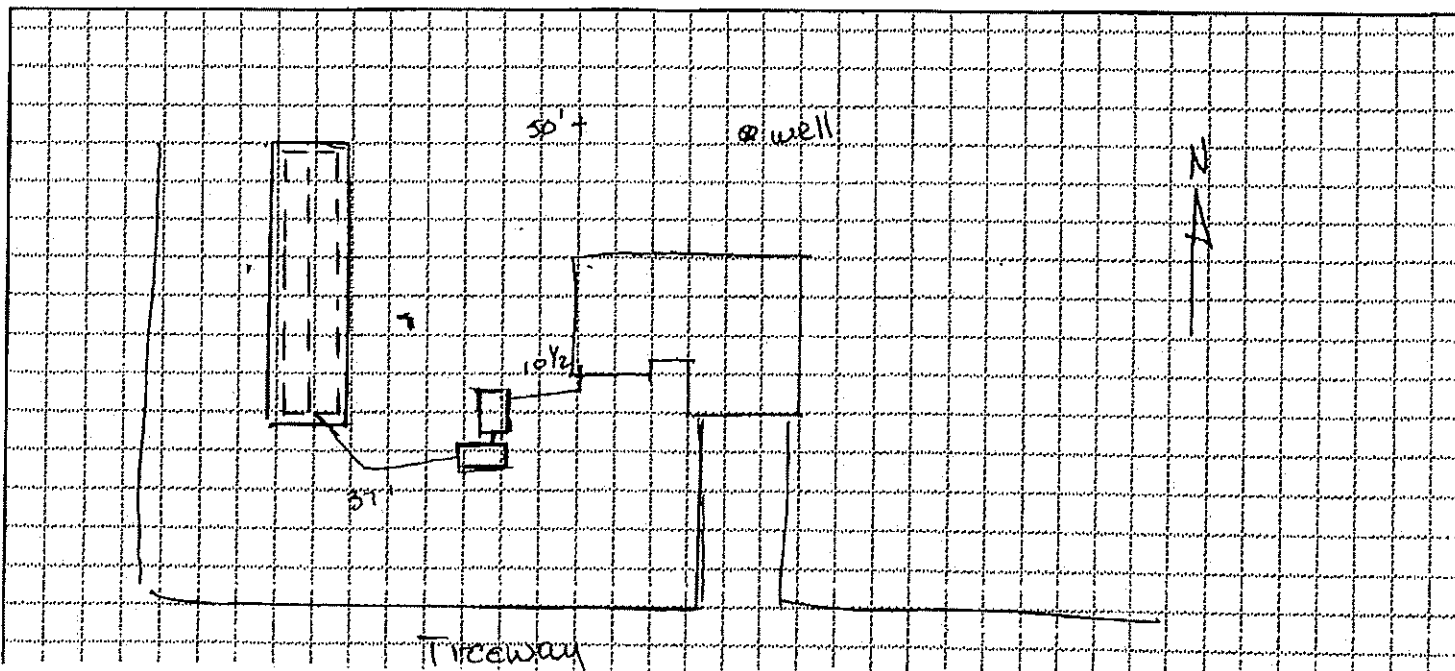
Date Inspected: 5-15-03 Name: M. Reading  
 Findings:

Outdown/washed sand observed around excavation. 800g tanks @ 3.7" operating depth.  
Spoke with Kent Commissioner & Dave Krala. We will accept these tanks. KO Approved to cover.



Drawing of Installed Facility (top view with dimensions and isolation distances noted):

Street Address:    

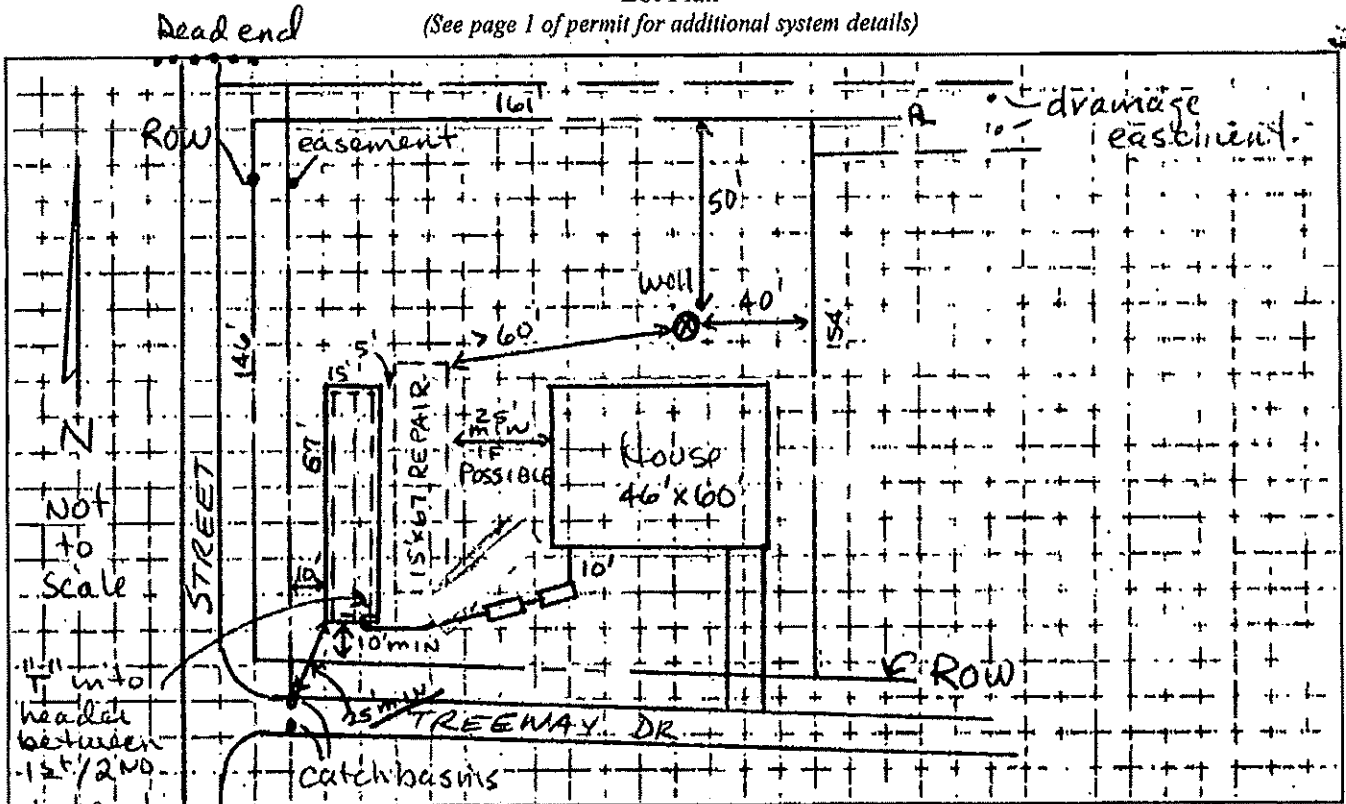


**Water Supply/Waste Water Disposal Permit  
Location Details/Specifications**

Location/Address: 1239 TREEMAY DR NW  
 City, Village, or Twp.: SPARTA Subdivision & Lot No.: RIDGEFIELD # 32

**Lot Plan**

(See page 1 of permit for additional system details)



Comments

Keep 25' from catch basins

Questions? Call!!

Use washed 2NS sand

Do not disturb repair area

Call Tom Socia for inspection

Signature of Sanitarian:

*Tom Socia*

Date Issued:

1/14/02