

AGENDA

**SPARTA TOWNSHIP
PLANNING COMMISSION
Tuesday, November 11, 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 October 14, 2025, Regular Meeting
- V.** Public Comment (for items on the agenda)
- VI.** Business Items
 - A. Peterson Special Land Use Land Division Request – 12201 Sparta Ave – Amendment to conditions of Approval
- VII.** Public Comment (for items on or not on the agenda)
- VIII.** Staff and Commissioner Comments
- IX.** Adjournment

Pending: Accessory Dwelling Unit Regulations

MINUTES OF THE SPARTA TOWNSHIP PLANNING COMMISSION
Regular Meeting of Tuesday, October 14, 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 (9/28), Vice Chairperson Tim Driscoll (9/28),
Secretary Linda Anderson (9/28), Township Board Trustee Barb Johnson (12/28),
Commissioners Dale Flanery (9/27), and Ken Humphreys (9/27)
Also Present: Zoning Administrator/Planner Kevin Yeomans of Fresh Coast Planning, Sparta
Township Supervisor Dale Bergman, and Recording Secretary Toni Potes
Absent: Commissioner Don Doyle (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 Johnson, second by Driscoll, to approve the Agenda as written. Motion carried unanimously.

IV. Minutes of September 9, 2025, Regular Meeting: Motion by Flanery, second by Humphreys, to approve the Minutes. Motion carried unanimously.

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

VI. Business Items

A. Discussion on Accessory Dwelling Units: The Commissioners reviewed ordinances from other municipalities provided by Zoning Administrator/Planner Yeomans as well as a draft of Accessory Dwelling Unit Regulations, providing input and circumstances to consider. The draft is a good start. Zoning Administrator/Planner Yeomans will work on four or five action items to update and expand on. Then the proposal will be sent to legal counsel for review and comment, then return to the Planning Commission.

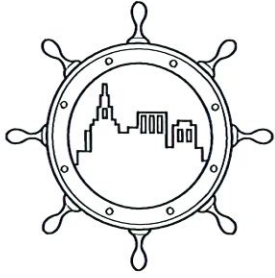
B. Review of Planning Commission Worklist: The Commissioners reviewed the list of 13 items needing attention. The list was prioritized.

VII. Public Comment (for items on or not on the Agenda): Loren Peterson, Jr., of 12250 Sparta Avenue, is seeking relief from the Planning Commission's decision on August 12, 2025, requiring the applicant to prepare a permanent deed restriction on the properties involved to effectuate the extinguishment of land split rights with intent to preserve farm buildings; with the special land use, all splits are gone. Zoning Administrator/Planner Yeomans will address the matter with legal counsel and let the Planning Commission know the outcome.

VIII. Staff and Commissioner Comments: None.

IX. Adjournment: Motion by Humphreys, second by Johnson, to adjourn at 8:09 PM. Motion carried unanimously. The next regular meeting of the Sparta Township Planning Commission will be Tuesday, November 11, 2025, at 7 PM.

Respectfully submitted,
—Toni Potes
Recording Secretary



Fresh Coast Planning

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

Gregory L. Ransford, MPA

Kevin Yeomans

Alexis Gulker

Aaron Bigelow

Andrea Goodell

MEMORANDUM

To: Sparta Township Planning Commission
From: Kevin Yeomans
Date: 10/27/2025
Re: Peterson SLU Split in Ag-1: 12201 Sparta Ave

At your August 12, 2025 regular meeting the Planning Commission conducted a public hearing for a request to have a larger than two-acre non-agricultural lot split at 12201 Sparta Avenue. After your deliberations the Planning Commission approved the request with the following two conditions of approval.

1. The Applicant shall complete a survey to be submitted to the Zoning Administrator for review and approval prior to the completion of the split.
2. In accordance with Section 154.207(F)(2)(b) of the Sparta Township Zoning Ordinance the Applicant shall prepare a permanent deed restriction to be placed on the properties involved to effectuate the extinguishment of land split rights.

Then at your October 14, 2025 regular meeting, during public comment, the Peterson Family requested the condition requiring a deed restriction to be removed from approval. After which the Planning Commission deliberated and determined that it may be appropriate to remove said condition of approval.

As you are aware the Sparta Township Zoning Ordinance (the "Zoning Ordinance") requires all remaining land divisions for new non-agricultural dwelling units to be extinguished. However, by removing the deed restriction requirement you give the current/future property owner more flexibility should the Zoning Ordinance be amended in the future.

Per your direction we have prepared the draft motion for your consideration:

Motion to amend condition 2 of the motion made at the August 12, 2025, meeting regarding the Peterson Special Land Use Land Division request,

From: In accordance with Section 154.207(F)(2)(b) of the Sparta Township Zoning Ordinance the Applicant shall prepare a permanent deed restriction to be placed on the properties involved to effectuate the extinguishment of land split rights with intent preserve farm buildings.

To: In accordance with Section 154.207(F)(2)(b) of the Sparta Township Zoning Ordinance all remaining permitted land divisions for new non-agricultural dwelling units shall be extinguished.

We have also prepared a document for the Applicant to sign and acknowledge the conditions of approval.

Please let us know if you have any questions or concerns.

Kevin Yeomans
Kevin Yeomans
Planner



SPARTA TOWNSHIP

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

Non-Agricultural Dwelling Lot Split Larger than two acres

12201 Sparta Avenue, Parcel # 41-05-10-200-10

Acknowledgement of Conditions of Approval

The request to split an approximately 8.06 acre lot for a non-agricultural dwelling was approved by the Sparta Township Planning Commission at their August 12, 2025, regular meeting. The approval was further reviewed by the Planning Commission at their November 11, 2025, regular meeting. The request was approved with the following conditions of approval:

1. The Applicant shall complete a survey to be submitted to the Zoning Administrators for review and approval prior to the completion of the split.
2. In accordance with Section 154.207(F)(2)(b) of the Sparta Township Zoning Ordinance all remaining permitted land divisions for new non-agricultural dwelling units shall be extinguished.

I acknowledge that the above listed conditions have been placed on the approval of my request and agree to adhere to these conditions.

Dated: _____, 2025

Martin Peterson

