

MINUTES OF THE SPARTA TOWNSHIP PLANNING COMMISSION
Regular Meeting of Tuesday, April 14, 2026, 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);
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
and Recording Secretary Toni Potes
Absent: Secretary Linda Anderson (9/28)

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 correct the meeting date on the Agenda to April 14 and the date of the Minutes in Item IV to March 10. Motion carried unanimously.

IV. Minutes of March 10, 2026, Regular Meeting: Motion by Doyle, second by Humphreys, to approve the Minutes. Motion carried unanimously.

V. Public Comment (for items on the Agenda): Jackie Landon, of 373 15 Mile Rd, NW, Sparta, thanked the Township Board for the moratorium and the Planning Commission and Zoning Administrator/Planner Kevin Yeomans for their work on data centers. She asked that other communities' terms be included in Sparta's proposed regulation, including additional testing.

VI. Business Items

A. Master Plan Review and Adoption: Zoning Administrator/Planner Yeomans reviewed the most recent updates. The Planning Commission is the final adopting body of the Master Plan. Motion by Johnson, second by Driscoll, to adopt the 2026 Sparta Township Master Plan. Roll call vote: Johnson, yes; Doyle, yes; Humphreys, yes; Flanery, yes; Driscoll, yes; Hartman, yes. Motion carried unanimously. The Commissioners thanked Zoning Administrator/Planner Yeomans for all of his work.

B. Preliminary Review: Rezoning Request—9440 Sparta Ave.: Paul Rogers, of 1932 Rusco, Kent City, property owner/seller, stated this parcel of Yost Parkway is the last parcel. He is seeking rezoning from C-1 to C-2 for the prospective buyer's specific use. Conor clay and Tim Clay, of 465 E. Division, Sparta, buyers, would like to relocate to 9440 Sparta Ave. Zoning Administrator/Planner Yeomans stated the request does fit with the

Master Plan. He has no concerns but is looking for Planning Commission feedback. The parties will work with Zoning Administrator/Planner Yeomans.

C. Data Center Regulations Review: Michigan legislature, federal and state governments are looking closely at this matter, too. Township Board Trustee Rob Steffens stated Sparta is not on the builder's radar because the rodeo grounds is not big enough. Driscoll pointed out that decommissioning/removal of everything does not make sense; maybe consider instead repurpose for the facility. A large bond may protect the Township from an abandoned building. The Planning Commission will continue gathering information and incorporating.

D. Home Occupation Regulations Review: Zoning Administrator/Planner Yeomans reviewed the seven changes and gathered the Planning Commission's feedback.

VII. Public Comment (for items on or not on the Agenda): Paul Rogers inquired about the next steps to follow for his rezoning petition. Zoning Administrator/Planner Yeomans explained what was needed: a survey, legal description, and public hearing. The process will take a month or two.

Loren Peterson, Jr., of 2250 Sparta Ave., gave a historical background of his father's property and asked for clarification to building on Ag 1 land. Leasing land for farming does not qualify for the homeowner farming the land; the primary resident has to prove they are farming the land. Zoning Administrator/Planner Yeomans will send the pertinent ordinances to Peterson for clarification.

Jackie Landon will send the data center information she has to Zoning Administrator/-Planner Yeomans.

VIII. Staff and Commissioner Comments: None.

IX. Adjournment: Motion by Humphreys, second by Johnson, to adjourn at 8:06 PM. Motion carried unanimously. The next regular meeting of the Sparta Township Planning Commission will be Tuesday, May 12, 2026, at 7 PM.

Respectfully submitted,
—Toni Potes
Recording Secretary