

MINUTES OF THE SPARTA TOWNSHIP PLANNING COMMISSION  
Regular Meeting of Tuesday, May 12, 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);  
Secretary Linda Anderson (9/28); Township Board Trustee Barb Johnson (12/28);  
Commissioners Don Doyle (9/27), and Dale Flanery (9/27)  
Also Present: Zoning Administrator/Planner Kevin Yeomans of Fresh Coast Planning,  
Township Supervisor Dale Bergman, 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 Johnson, second by Flanery, to approve the Agenda as presented. Motion carried unanimously.

IV. Minutes of April 14, 2026, Regular Meeting: Motion by Doyle, second by Flanery, to approve the Minutes. Motion carried unanimously.

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

VI. Business Items

A. Public Hearing Rezoning Request—9440 Sparta Ave.: C1 to C-2: Applicant Conner Clay of 21761 16<sup>th</sup> Avenue, Conklin, addressed the numbered concerns detailed in a petition dated May 11, 2026, from David and Dawn Reichert, Steve and Laura Schaible, and Greg VanDyke opposing the rezoning request.

Public Hearing opened at 7:09 PM.

David Reichert and wife Dawn of 1540 Yost Parkway are residents on the proposed road to be rezoned. He stated 300 feet is good and is not currently at 500 feet. There's a reason it's currently on 300 feet. It's a wrong decision to extend 200 feet further.

Steve Schaible of 34 Ida Red, Apt. 205, Sparta, wanted clarity on the drainfield location.

Dawn Reichert stated they have lived there over a year. Rent Smart are great neighbors. Why is the potential new owner making such big changes? They were not provided any information from the potential new owners. It would have been good for them to let the neighbors know.

Public Hearing closed at 7:10 PM.

Zoning Administrator/Planner Yeomans stated Fresh Coast Planning's findings are that the request meets all of the standards. He reviewed the standards with the Commissioners. Motion by Johnson, second by Flanery, to recommend to the Township Board rezoning of the subject property from Ag-2 to C-2 as requested. Roll call vote: Johnson, yea; Doyle, yea; Flanery, yea; Anderson, yea; Driscoll, abstained; Hartman; yea. Motion carried 5 to 0, with one abstention.

B. Home Occupation Regulations Review: Page 6 of the Edit Copy, Item 20, needs some work on automotive repair. Something also needs to be added regarding sketch plans for accessory dwellings.

C. Data Center Regulations Review: Zoning Administrator/Planner Yeomans is seeking preliminary input from the Planning Commission as to where an appropriate location is, what standards need to be met, and how to regulate the scale size or if one size fits all in industrial areas. The Commissioners agreed that data centers are only allowed on industrial-zoned land as a special land use. Data centers will be required to provide annual reporting, a six or twelve month decommission plan, and provide a base line report. Zoning Administrator/Planner Yeomans will work on an ordinance for next month's meeting.

VII. Public Comment (for items on or not on the Agenda): Jackie Landon of 3957 15 Mile Road, came to support. She confirmed the one-year moratorium. She hopes for specific data center requirements and that AI is not allowed to be used.

VIII. Staff and Commissioner Comments: Jim Roede has called Hartman and left unfriendly comments. Zoning Administrator/Planner Yeomans stated that Zavala's Greenhouse is in compliance with requirements being met. Driscoll also provided an update; Driscoll did not receive money for the work he did for Mr. Zavala. It was determined that Mr. Roede's fence sits on Mr. Zavala's property, and he may go to court over it.

IX. Adjournment: Motion by Johnson, second by Driscoll, to adjourn at 8:35 PM. Motion carried unanimously. The next regular meeting of the Sparta Township Planning Commission will be Tuesday, June 9, 2026, at 7 PM.

Respectfully submitted,  
—Toni Potes  
Recording Secretary

5/11/2026

RE: Rezoning of 9440 Sparta Ave (parcel # 41-05-26-300-037)

To: Sparta Township Planning Commission

We, the undersigned residential property owners of Yost Pkwy, Sparta, MI, are writing to express our objection to the rezoning of 9440 Sparta Ave (parcel # 41-05-26-300-037), additional 200 feet commercial.

Our objections are as follows:

- 1) Original master plan - The master plan for the footprint of the Yost Pkwy subdivision was for 300 feet of commercial depth on either side of Yost Pkwy from Sparta Ave, with residential lots consuming the rest of the land. The residential landowners purchased their lots from Paul & Rebecka Rogers with the documented plan that the commercial space would be limited to those 2 commercial lots as described on the master plan. What is the reason that the master plan is requested to be altered without considering the impact on the residential landowners?
- 2) Property values - The extension of the commercial lot from 300 to 500 feet into Yost Pkwy would extend the boundary to directly across from the Reichert residence. All residential lots on Yost Pkwy were purchased with the understanding that the commercial lots would extend just 300 feet deep from Sparta Ave as does Rent Smart's lot. Allowing the extension of parcel # 41-05-26-300-037 deeper into Yost Pkwy violates this understanding and will negatively impact our residential property values.
- 3) Traffic - Yost Pkwy is a private road with no outlet. We already experience some commercial traffic from Rent Smart with some vehicles driving at a speed inappropriate for the road. The addition of another equipment sales & rental business will drive additional commercial traffic into our quiet, serene, small neighborhood, which poses a risk to the safety of children & pets playing in the yards of the residential homes.
- 4) Privacy - The commercial traffic violates our right to privacy which is an inherent benefit of living off a small road with no outlet.
- 5) Road maintenance - Since Yost Pkwy is a private road, the residents will be responsible for the maintenance of the road after Paul & Rebecka Rogers complete the initial paving of the road. Commercial traffic will cause the road to deteriorate faster than if traffic is limited to residential-type vehicles resulting in unfair maintenance expenses to be borne by the residential property owners.

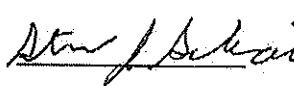
For these reasons, we, the residential property owners of Yost Pkwy, Sparta, MI, respectfully request that the Sparta Township Planning Commission deny Paul & Rebecka Rogers' filing to extend the depth of 9440 Sparta Ave (parcel # 41-05-26-300-037) from 300 to 500 feet of commercial depth along Yost Pkwy.

Sincerely,

  
David Reichert



Dawn Reichert

  
Steve Schaible



Laura Schaible

  
Greg Van Dyke