AGENDA

SPARTA TOWNSHIP
ZONING BOARD OF APPEALS
Wednesday, November 11, 2026
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 August 12, 2026, Regular Meeting
5. Public Hearing – Request to Amend 2001 Variance for 465 Schultz
6. Public Comment
7. Adjournment

Members
Terry Jost, Chair
John Kozal, Vice Chair
Andrew Barnum, Secretary
Mike Lockard
Ken Humprheys, Planning Commission Representative

MINUTES OF THE SPARTA TOWNSHIP ZONING BOARD OF APPEALS
Regular Meeting of Wednesday, August 12, 2026, 7:00 PM
Sparta Township Hall, 160 E. Division St., Sparta MI

This meeting can be viewed live or recorded at https://www.youtube.com/channel/UCu9bOagfR6m02k7rdmX3TLA

Present: Chairperson Terry Jost (9/26), Secretary Andrew Barnum (9/28), Planning Commission Liaison Ken Humphreys (9/27), Mike Lockard (9/28) and Alternate Larry Goodfellow

Also Present: Zoning Administrator/Planner Kevin Yeomans of Fresh Coast Planning, Township Supervisor Dale Bergman, and Recording Secretary Toni Potes

Absent: Vice Chair John Kozal (9/27)

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

3. Approval of the Agenda: Motion by Humphreys, second by Lockard, to approve the Agenda. Motion carried unanimously.

4. Election of Officers

   a. Chair: Motion by Lockard, second by Barnum, to elect Terry Jost as Chairperson of the Sparta Township Zoning Board of Appeals. Motion carried unanimously.

   b. Vice-Chair: Motion by Lockard, second by Goodfellow, to elect John Kozal as Vice Chairperson of the Sparta Township Zoning Board of Appeals. Motion carried unanimously.

   c. Secretary: Motion by Humphreys, second by Lockard, to elect Andrew Barnum as Secretary of the Sparta Township Zoning Board of Appeals. Motion carried unanimously.

5. Minutes of October 8, 2025, Regular Meeting: Motion by Barnum, second by Humphreys, to approve the Minutes of October 8, 2025. Motion carried unanimously.

6. Public Comment: Township Supervisor Bergman complimented the Board on the fine job they are doing.

7. Adjournment: Motion by Barnum, second by Humphreys, to adjourn at 7:14 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

MINUTES OF THE SPARTA TOWNSHIP ZONING BOARD OF APPEALS

7:30 p.m. Wednesday, December 12, 2001
Sparta Township Hall, 160 E. Division Street, Sparta, Michigan

Present: Chairman Terry Jost, Don Doyle, Terry May, John Passarelli and Dan Thome
Also present Attorney Richard Butler
Absent:

I. Call to Order

Chairman Jost called the meeting to order at 7:30 p.m.

II. Approval of Minutes and Decision and Orders - November 14, 2001

Doyle moved, Thome seconded, to approve the Minutes of November 14, 2001; motion carried unanimously. Thome moved, Doyle seconded, to approve the proposed Decision and Order regarding John Kent; motion carried unanimously. Doyle moved, May seconded, to approve the proposed Decision and Order regarding Jeff Mandura; motion carried unanimously.

III. Public Hearing - Randall Pierson

This matter is a continuation from last month's meeting. Chuck Pierson, brother of petitioner, spoke on the parties' behalf. Petitioner wishes to split 10 acres into 3 parcels to be owned by petitioner, petitioner's brother Chuck, and their sister. A private road is needed. The four variances requested include a front yard setback requirement to accommodate an existing garage, allow for a 2400-sq. ft. accessory building, and to allow the accessory building be placed in the front yard.

Public hearing opened -- No public comment
Public hearing closed

Thome moved, Doyle seconded, to grant all of the variance requests including allowing for a 25-ft setback, the 1428-sq. ft. building to be torn down and the cement used as an approach for a new 2400-sq. ft. accessory building in the front yard; only three splits will be allowed on the property. No commercial use is allowed in the accessory building. The 40-ft. side of the 40x60 ft. building will be parallel to Schultz Road and in accordance with the site plan. Motion carried unanimously.

IV. Adjournment

May moved, Passarelli seconded, to adjourn the meeting at 8:05 p.m. The next meeting of the Sparta Township Zoning Board of Appeals will be Wednesday, January 8, 2002, at 7:30 p.m.

Respectfully submitted,
Toni Potes

STATE OF MICHIGAN
SPARTA TOWNSHIP ZONING BOARD OF APPEALS
DECISION AND ORDER

A petition having been filed by Randall Pierson of 465 Schultz Street, seeking variances for various accessory buildings in connection with a split of the property into 3 parcels, and a hearing having been held on the 12th day of December, 2001, at 7:30 p.m., at the Sparta Township Hall, 160 East Division Street, Sparta, Michigan 49345, after the giving of due notice as required by law, and the Board of Appeals having heard the statements of the petitioner and the public who were present and wished to be heard, and the Board of Appeals having reached a decision in this matter.

Findings of Fact

The petitioner is seeking to split the 10 acre parcel of property into 3 parcels of 5 acres, 3 acres, and 2 acres for sale of the two rear parcels to family members. The existing house, garage, and accessory building are located on the proposed parcel B, a 3 acre parcel. The parcels would be accessed by a private road on the west side of the parcels. The existing garage and the accessory building on Parcel B would be located in the front yard as the private drive would make Parcel B a corner lot.

The petitioner requests a variance to permit the creation of a new lot resulting in 1) a front yard setback for the existing garage of approximately 25 feet rather than 35 feet as required by the Zoning Ordinance in the R-1 District, 2) an accessory building of 1,428 square feet contrary to the Zoning Ordinance which limits accessory buildings to 1,200 square feet on a parcel of less than 5 acres, and 3) location of the existing garage and accessory building in the front yard contrary to the Zoning Ordinance which prohibits accessory buildings in the front yard. In addition, the petitioner requests a variance to replace the existing accessory building of 1,428 square feet with a new accessory building of 2,400 square feet (40' x 60') contrary to the Zoning Ordinance which limits accessory buildings to 1,200 square feet on a parcel of less than 5 acres.

Since the accessory building and garage are existing, there is no detrimental impact on neighboring properties. In addition, the two new parcels are intended to be sold to family members and any subsequent purchasers would be aware of the location of the garage and accessory building. The private road satisfies the minimum spacing requirements of the Road Commission for local roads. The petitioner is seeking a variance to replace the existing accessory building with a larger 2,400 square foot building due to the need to store two recreational vehicles indoors. In addition, a larger building is needed to accommodate a disabled family member. The new accessory building would be located to the east and would not be located in the front yard. The petitioner does not intend to make any additional splits of the property. Prohibiting additional splits will ensure that the 2,400 square foot accessory building will not be

detrimental to adjoining properties. No neighboring property owners objected to the requested variances.

Decision

The variances are hereby granted as requested and in accordance with the site plan with the following conditions: 1) no additional splits of the three parcels shown on the site plan shall be permitted; 2) the garage and accessory buildings shall not be used for commercial purposes; 3) the new 2,400 square foot accessory building shall not be built until the existing accessory building is removed first; 4) the new 2,400 square foot accessory building shall be located as shown on the site plan with the 40 foot width parallel to Schultz Street.

REASONS

1. The petitioner showed that he met the requirements of Section 6.8 of the Zoning Ordinance.

2. Granting of the variances is not contrary to the public interest and is not a self-created hardship since the garage and accessory building are in existence and the additional size of the new accessory building will allow indoor storage of two recreational vehicles and will accommodate a disabled family member.

3. Granting of the variances will not cause substantial adverse effect upon adjacent property values as shown by the fact that no neighboring property owners objected to the variances and no additional splits will be permitted.

4. Granting of the variances will relate only to the property under the control of the applicant.

5. Granting of the variances will preserve a substantial property right, being the ability to reasonably use the property, and the spirit of the ordinance will be observed and public safety secured and substantial justice done by granting the variance as the three parcels are consistent with R-1 requirements and the new accessory building will accommodate a disabled family member.

6. Granting of the variances will not adversely affect or diminish the purpose of the ordinance.

7. There will be no increase hazard of fire, flood or other similar danger.

8. There will be no increased traffic congestion.

9. Granting of the variances will not produce nuisance conditions to occupants of nearby premises whether by reason of dust, noise, fumes, odor, vibrations, smoke or lights.

10. Granting of the variances will not otherwise impair the public health, safety, comfort and general welfare of the residents of the Township.

_____

_____

_____

_____

_____

APPLICATION FOR HEARING
SPARTA TOWNSHIP ZONING BOARD OF APPEALS

TO: The Zoning Board of Appeals (Z.B.A.) of Sparta Township, Kent County, Michigan

1. Legal description of the property in question and parcel number: See attached
41 0525 326 006

2. Name of Applicant: Randall E. Pierson
Current Address: 465 Schultz, Sparta, MI 49345
street *city, state* *zip*
Phone Number: (area code) ( )

3. Name, address and phone number of owner, if different from applicant: _____

4. Current Zoning: R1 Number of Acres in Parcel: 10

5. List zoning restrictions you wish to waive with a variance: 1. Front yard set back of Frame Garage 2. Size of Accessory building to exceed ordinance - 40' x 60' - 2400 Sq. feet desired.

6. State all facts which you believe the Zoning Board of Appeals would need to know to make an informed decision regarding your request for a variance: Would like to split property into 3 parcels of approximately 2, 3 and 5 acres. This necessitates the need for a private road on west side of property to access the other 2 parcels.

7. Would the Applicant grant permission for members of the Zoning Board of Appeals to visit the property in question, in order to make a more informed decision on the variance?
X YES _____ NO

A site plan must accompany this application.

Note: No action to set a hearing date will take place until the completed application, the site plan, and the required filing fee are received at the Sparta Township Office. Filing of this petition is not a guarantee of approval. The Sparta Township Zoning Board of Appeals will act on your request at the next available date in accordance with Township policy.

Randall E Pierson
Signature of Applicant

Date application, site plan and fee received: _____

Request for Variance
Randall E. Pierson
465 Schultz Rd.
Sparta, MI 49345

Background: We are requesting two variances to allow us to create three parcels of land from 10 acres at the above address known as parcel number 41 0525326006. We are proposing the creation of three separate parcels (see attached site plan) as follows:

1. The existing residence with approximately 3 Acres (Parcel "B") fronted by Schultz Road and the new proposed private road.

2. New parcel with approximately 2 Acres (Parcel "A") in the middle of the existing 10 Acres fronted by the new proposed private road.

3. New parcel with approximately 5 Acres (Parcel "C") at the rear of the existing 10 Acres fronted by the new proposed private road.

As noted, a private road will need to be constructed to access the back two parcels. Discussions with Mr. Dale Bergman determined that we need to ask for two variances from the Sparta Township Zoning Board of Appeals to construct the road to create the three parcels.

Variances: The following variances are being requested:

1. Front yard setback to accommodate an existing garage that will not meet the setback rules when the new road is built on the west side of the property.

2. The current size of an existing accessory building (approximately 1,400 sq. feet) exceeds the 1,200 sq. feet rule for accessory buildings. We would like to replace this building with a new pole structure building of approximately 2,400 sq. feet (40' x 60'). The existing frame barn would be torn down with the new building built to the east of the existing structure. This will keep the new structure in the back yard of the existing residence.

Benefits: The division of the 10 acres into three parcels and the creation of the private road to access those parcels results in the following benefits to Sparta Township:

1. The homes being proposed will add additional revenue to the tax base of the township. Approximately $4,700.00 will be added when the homes, proposed valued over $175,000 each are built within the next year or two.

2. The development of these parcels will help to increase the value of other homes and parcels in the area.

3. The lot sizes created are well within the ¾ acre lot size requirements for R1 zoning.

4. The private road will have good visibility for access onto Schultz Road where it is proposed.

5. The private road will not impact the Schultz road easement requirements of the existing residence.

6. The private road meets the requirements of the County for distance between private roads on a local road and the sight distance requirements.

7. The larger accessory building will allow for the storage of recreational vehicles out of sight from both roads.

8. The larger accessory building is for personal use not commercial usage.

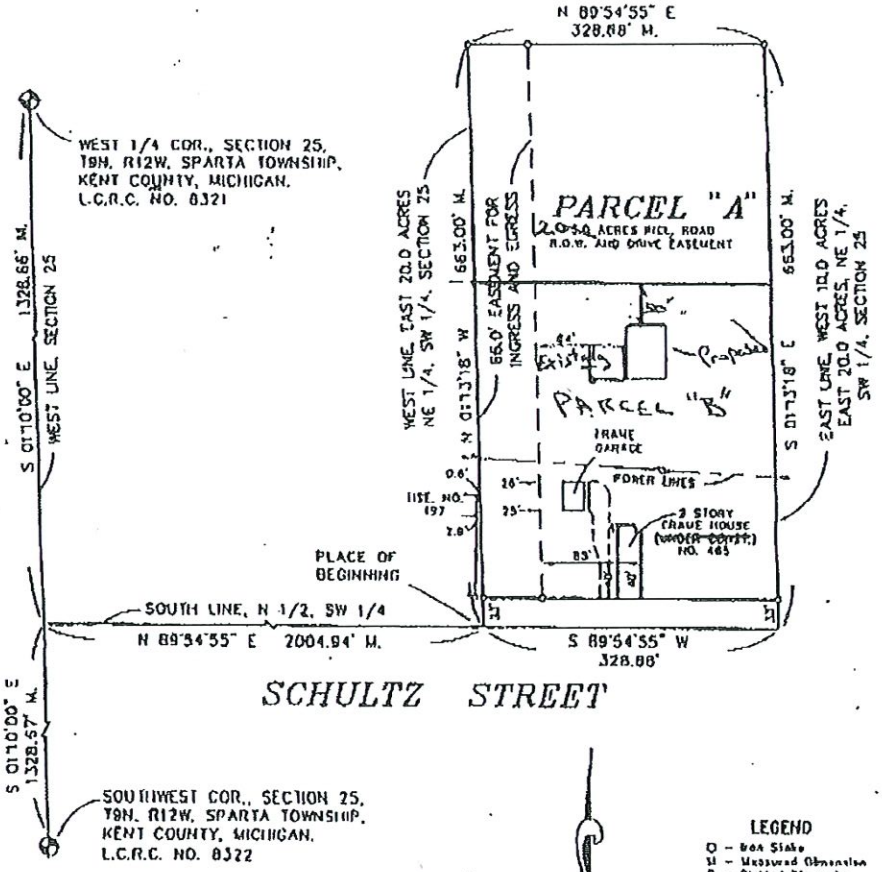
Summary: The new parcels are being created to allow for development by family members wishing to move into the Sparta area. We are asking that you consider these variances to allow the construction of only two residences with plenty of open area remaining. We have no desire to develop this property further.

Register of Deeds, County of _____
This survey was received for record on the _____ day of _____, 19___ at _____M, recorded in Liber _____ of surveys, Page _____

Map of survey for DAN SHELDON Date MARCH 28, 1997 No. 9787-A

Owner _____ Page 1 of 2

PARCEL A - Aprox. 2.0 Acres
PARCEL B - Aprox. 36 Acres
Pole Barn - Proposed 40'x60'



LEGEND
O – Iron Stake
M – Measured Dimension
P – Platted Dimension
R – Recorded Dimension
℄ – Centerline
D – Wood Stake
-x-x-x-x- Fence line

This survey complies with the requirements of Section 3, P.A. 132 of 1970, and that said survey was performed with an error of closure no greater than 1/5,000

SCALE 1" = 150'

This survey was made from the above legal description which was given to us as a complete description of the property. Both map and description should be compared with the Abstract of Title or Title Policy for any exceptions, easements or differences in description.

Location measurements are not to be used to reconstruct property lines.

STATE OF MICHIGAN
JAMES C. GLAZA
PROFESSIONAL SURVEYOR
No. 40188
LICENSED PROFESSIONAL SURVEYOR

GLAZA AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
3972 Ithomar Avenue, N.E.
Grand Rapids, Michigan 49508
Phone: (616) 304-0811

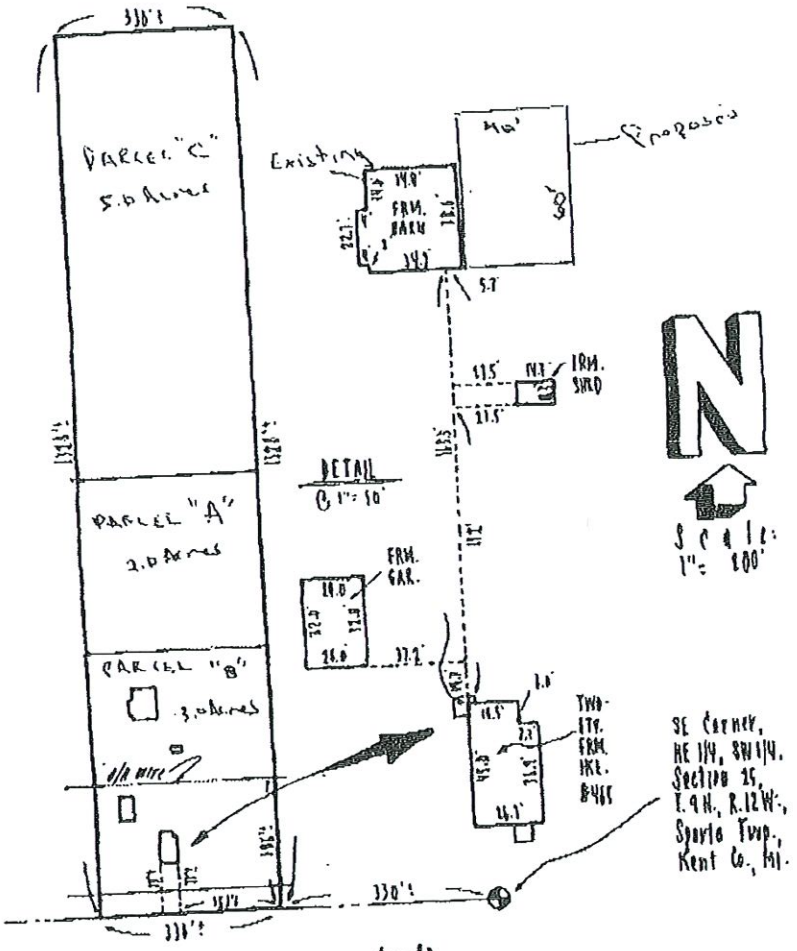
BY _____
PROFESSIONAL SURVEYOR

SINGLETON REPRO.1 Page A

Project No. 93714
Date: August 18, 1993
For: Independent Bank of West Michigan – CHRISTINE
78 South Main Street
Rockford, Michigan 49341
Property Address: 465 Schultz
Buyer: Randall E. and Lisa M. Pierson

LEGAL DESCRIPTION FURNISHED

The West 1/2 of the East 20 Acres of the Northeast 1/4 of the Southwest 1/4 of Section 25, T9N, R12W, Sparta Township, Kent county, Michigan.



I hereby certify that the buildings and improvements are located entirely thereon and that said buildings and improvements are within the property lines and that there are no existing encroachments upon the lands and property described unless otherwise shown hereon. This INSPECTION IS NOT A LAND OR BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE ESTABLISHMENT OF ANY IMPROVEMENTS

LEGEND
- O - IRON STAKE – SET
- ● - IRON FOUND
- x-x - FENCE LINE
- R - RECORDED DIMENSION
- D - DEED DIMENSION
- M - MEASURED DIMENSION
- ℄ - CENTER LINE
- □ - WOOD STAKE

ALL-POINTS SURVEYORS INC.

STATE OF MICHIGAN
BURT WICKHAM, JR.
LAND SURVEYOR
No. 17539
PROFESSIONAL SURVEYOR

All-Points Surveyors, Inc.
6231-A West River Ave.
Belmont, MI 49306

BY _____
Burt Wickham Jr. LSD 17539

Fresh Coast Planning
Grand Haven, MI 49417
www.freshcoastplanning.com

MEMORANDUM

To: Sparta Township Zoning Board of Appeals
From: Kevin Yeomans
Date: 11/5/2026
Re: Request to Remove Condition of Approval from 2001 Variance for 465 Schultz Street

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Randall Pierson (the "Applicant") requests removal of condition 1 of the 2001 variance for 465 Schultz Street. That condition prohibits further splits of the three lots served by Harmillee Way Drive. The Applicant seeks its removal so that Harmillee Way Drive can be extended and 9510 Harmillee Way can be divided into two lots.

Approval of this request by the Zoning Board of Appeals does not confer approval of the intended land division or private road extension. The Applicant will still be required to undergo the required administrative reviews for both requests.

SUMMARY OF EXISTING VARIANCE

In 2001, the Applicant proceeded with developing a private road (Harmillee Way Drive) and dividing 465 Schultz into three separate lots: 465 Schultz, 9474 Harmillee Way Dr, and 9510 Harmillee Way Dr. These lots are collectively referred to as the Property. Figure 1 on page 3 depicts the current configuration of the Property. This development resulted in the need for the Applicant to seek two variances:

A. With the creation of Harmillee Way Drive to the west side of the Property, 465 Schultz Street became a corner lot. This resulted in there being a front yard along Schultz Street and a front yard along Harmillee Way Drive. The Sparta Township Zoning Ordinance does not permit accessory buildings in the front yard unless they are 300 feet from the road right-of-way. This rendered the existing detached garage non-conforming, requiring either a variance to be granted or the removal of the structure.
B. In addition to the detached garage, there was an existing farm barn. The Applicant requested to demolish the existing farm barn and replace it with a 2,400 square foot pole barn that would meet setback regulations but would be larger than was permitted for the resulting 2.9-acre lot.

Both variances were approved with the following conditions:

1) No additional splits of the three parcels shown on the site plan shall be permitted;
2) The garage and accessory buildings shall not be used for commercial purposes;
3) The new 2,400-square-foot accessory building is removed first;
4) The new 2,400-square-foot accessory building shall be located as shown on the site plan with the 40-foot width parallel to Schultz Street.

Findings for condition 1)

As stated in the attached findings of fact: "Prohibiting additional splits will ensure that the 2,400 square foot accessory building will not be detrimental to adjoining properties."

WHAT'S CHANGED

In July 2025 the Township amended accessory building regulations to provide property owners with more flexibility with the design of homes and accessory buildings. One result of this amendment is as follows:

Accessory Building Regulations for a 2.9-acre property	
Previous (July 12, 2012)	**Current**
1 Garage up to 1,200 square feet	Up to three accessory buildings with a combined square footage of 4,800 square feet.
1 shed up to 120 square feet	
1 Accessory Building up to 1,800 square feet	

The 2,400 square foot pole barn complies with all current regulations. Given these changes, the variance for that accessory building is no longer necessary. Further, it appears that the condition restricting additional splits may no longer be necessary to protect the health, safety, and general welfare of adjoining properties.

The variance for the detached garage is still required as the front yard restrictions remain as they were in 2001.

RECOMMENDATION

We recommend approval of the Applicant's request and have provided the draft motion for your consideration.

Draft Motion

I move to approve the request to remove condition 1 from the December 12, 2001, variance for 465 Schultz, based on the findings of fact that accessory building size limitations of the Sparta Township Zoning Ordinance have been increased, and the removal does not negatively impact surrounding properties or alter the original practical difficulty.

Please let us know if you have any questions.

Kevin Yeomans

Kevin Yeomans
Planner

Attachments

cc: Dale Bergman, Township Supervisor

Figure 1 2026 Aerial Overview of the Property



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: Randall E Pierson

Address: 465 Schulte

Phone No. _____ Email: _____

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

Address of Property for Variance 9510 Harmiller way

Parcel Number of Property 41-05- 25-326-015 Zoning District Sparta

Property is Located between Manness way and Scarlet Maple Road

Section(s) of the Sparta Township Zoning Ordinance from which relief is sought: Use Variance

Reason for seeking variance: To remove Condition of No more land Divisions

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 X 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 Randall E Pierson

VA#2821
JH
#2100
9/23/26

C-102	PROJECT NO 24209	CLIENT RANDALL PIERSON 465 SCHULTZ STREET NW SPARTA, MI 49345 616.752.9763	SITE LAYOUT PLAN HARMILLEE WAY PART OF SECTION 35, T9N, R11W SPARTA TOWNSHIP, KENT COUNTY, MICHIGAN	Boslum & Associates	

LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
0 25 50
50
(IN FEET)
1 inch = 50 ft.

LEGEND

PARCEL 1
3.33 ACRES (INC. R/W)
3.21 ACRES (EXC. R/W)

PARCEL 2
1.68 ACRES (INC. R/W)
1.50 ACRES (EXC. R/W)

HARMILLEE WAY (66' PVT.)

MINNIES WAY DR. (PVT.)

SCHULTZ STREET (66')

BENCHMARK NO. 1 ELEV. = 745.51'
RAILROAD SPIKE EAST SIDE OF POWER POLE LOCATED 616± FEET NORTH OF THE CENTERLINE OF SCHULTZ STREET AND 465± FEET WEST OF THE CENTER LINE OF MINNIES WAY
(N.A.V.D. 88)

BENCHMARK NO. 2 ELEV. = 747.79'
RAILROAD SPIKE SIDE OF POWERPOLE LOCATED 336± FEET NORTH OF THE CENTERLINE OF SCHULTZ STREET AND 473± FEET WEST OF THE CENTER LINE OF MINNIES WAY
(N.A.V.D. 88)

811
Know what's below.
Call before you dig.