

**MINUTES OF THE SPARTA TOWNSHIP PLANNING COMMISSION**  
**Tuesday, December 11, 2018, 7 PM**  
**Sparta Township Hall, Sparta, Michigan**

**Present:** Sparta Township Clerk Marcy Savage; Commissioners Tim Driscoll, Ken Humphreys, Mark VanderWerff, Don Doyle, Linda Anderson and Terry Hartman (Chairman)

**Also present:** Township Attorney Cliff Bloom, Sub Recording Secretary Marcy Savage, and Sparta Township Supervisor & Zoning Administrator Dale Bergman

**Absent:** None

**I. Call to Order:** The meeting was called to order at 7 PM by Chairman Terry Hartman.

**II. The Pledge of Allegiance was recited.** (Don Doyle requested it to be added)

**III. Additions or Corrections to Agenda:** None

**IV. Minutes of November 13, 2018:** Motion made by Doyle to approve Planning Commission minutes from November 13, 2018. Seconded by Anderson.

**Carried 7-0**

**IV. Public Hearing:**

Spartan Ridge Site Condominium Request by Chad Momber 9755 Baumhoff Ave. Parcel #41-05-27-100-014: Project Manager/Designer Todd Olin of Bogart, Pederson & Associates, Inc. (13076 First Street, Becker, Minnesota) went over the Phase One plan of the site condo survey that is proposed. The land is currently zoned Ag 2, Residential (minimum of 1-acre lot size). The plan calls for single family, owner -occupied homes. They have hired a wet lands consultant and the wet lands follow the tree line and will not be disturbed. Olin had presented selling a 25 ft. strip of land to Rich Hiaeshutter to satisfy the easement dispute and the encroachment of his barn and Hiaeshutter turned him down. Olin also showed in the new plan a revised location of the driveway but stated that ultimately the Road Commission and MDOT would decide on where it would go. He also stated that in Phase 2 they would be doing more extensive soil samples and meeting with DEQ. Olin also told the Board that the Fire Chief was asked if the Road was suitable for emergency access. A letter was presented to the Board. (see attached) Attorney Bloom strongly urged Olin to reach an agreement with Hiaeshutter so that the easement wouldn't place a black cloud on the title for lots 9,10 and 11. Bloom recommended giving the easement to Hieschutter for \$1.00 or have the easement be exclusive to the Hiaeschutter property.

Attorney Bloom asked Olin to file the paperwork with Phase one and Phase two with the Township. The Attorney asked Supervisor Bergman what board was going to decide on the length of the road. Bergman stated that he was delegating that to the Planning Commission.

Wesley Wiersma, 9480 Peach Ridge, likes living in the country with all the wildlife and open areas.

Carol Wiersma, 9480 Peach Ridge, asked if phase 2 includes more houses. It was explained by the Chairman that phase 2 has to do with the environmental study.

Adam Vanoffelen, 9350 Laubach, like living in Sparta on the Ridge with its open spaces. Doesn't plan on moving and stated he does care if his property value goes up.

Shane Huizenga (11789 Staffer Dr.) is the owner of the former Rodeo grounds. He supports the proposal 100%.

Elizabeth Morse, 9330 Baumhoff, is in support of the project.

Kelly Erhart, 3175 11-Mile Rd., asked questions about splitting property and the questions were answered by the Attorney.

Kevin Biehl, 9736 Laubach Ave., had some questions about drainage in relation to his property. He is also quite certain that the Health Department will only allow raised septic's and that will not be attractive for high end homes.

Steve Edward, 9460 Buamhoff, spoke against the project.

Cindy Hiaeschutter, 9617 Baumhoff, stated that this development is a loss of her dream home.

Rich Hiaeschutter, 9617 Baumhoff, believes the water will still wash everything out at his house. He also isn't interested in paying for the easement because he didn't cause the problem.

Penny Parmeter, 9657 Baumhoff, has never dreamed a development would go in there and hopes her rights are protected if this goes forward.

Jean Kutzli, 9373 Baumhoff, the excessive rain this last summer flooded their field and their cows had water up to their bellies. She feels they will still have flooding.

Ryan Momber, 3239 13-Mile Rd. supports the development.

Maryanne Wright, Wright Way Appraisal, stated Sparta needs more houses available. There are only 20-30 houses for sale. Wright is in support of the development.

John Kozal 9356 Laubach, wanted everyone to realize this is still at the very early stages and they have a long way to go before it is approved. He also had some questions about the development.

Kevin Roosien, Roosien and Associate Engineers, was asked by the neighbors to review the plan. Roosien noticed that there hasn't been a soil test yet. There could be levels of arsenic that could prohibit the development of the property.

Shellie Taylor 8989 Baumhoff, loves the Sparta community with the village and the county. She believes in no farms, no food and believes in apples. She read from several ordinances in Sparta Townships Zoning book. Taylor was concerned about the soil testing and was curious is it was still farmable land.

Tom Antor, 9341 Laubach, personally likes the soy beans and orchards and is for farm land preservation. Antor also realizes it is zoned ag 2 and that Sparta needs the growth and that a development like this is the way to do it.

Jean Nelson, 2250 12-Mile Rd. stated that her neighbor's septic system failed, and it had to be moved and there wasn't any place to put it. She feels they will have the same problems with the soil and that they are just making the problems worse.

Barb Matzen, 2105 11-Mile Rd., asked why they aren't putting a drive through to 12 Mile Rd. The developer explained it would be cost prohibitive.

Kevin Miller, Vice President Old Orchard, read a letter supporting the development.

Dan Momber, 2880 13 Mile Rd stated that there are 100's of acres in Purchase Development Rights and the land will not be developed. Family Fare will not run out of food.

Gina Momber, 2124 12-mile Rd, the property with the orchard had been for sale for 18 years and no one has purchased it.

Todd Olin, the Developer, stated that they are controlling the size of the homes going in with the homeowner bylaws.

Ann Kober, 8990 Peach Ridge, wanted to know if they could have accessory buildings in the development.

Bob Johnson, 7379 Sparta Ave., is impressed with Chad Momber and all that he has done for the community, cleaning up properties he has bought. He stated that Chad is a Class Act and is favor of his development.

CLOSE PUBLIC HEARING AT 8:45

Attached are letters included in the public record.

The Attorney, Cliff Bloom read the Proposed Resolution provisions and added that when both Phase 1 and Phase 2 are completed a copy is to be given to the Township.

The Planning Commission discussed whether we are going to require street lights and sidewalks and it was the consensus of the Board that it would take away from the Country feel to include them and it would not be required.

Don Doyle was concerned about how far we are going to let development go on the west side of M-37. He is also very concerned about the already heavy traffic on Baumhoff.

Mark Vanderwerff made a motion to recommend approval to the Township Board; it was seconded by Ken Humphreys. There was a roll call vote taken. Vanderwerff Aye, Driscoll Aye, Doyle No, Hartman Aye, Anderson Aye, Humphreys Aye, Savage Aye.

**CARRIED 6-1**

There was a motion to table the Wind Farm Ordinance until our next meeting and to adjourn the meeting by Driscoll, seconded by Savage.

**CARRIED 7-0**

Meeting Adjourned at 9:05

Respectfully submitted,  
—Marcy Savage  
Substitute Recording Secretary