

MINUTES OF THE SPARTA TOWNSHIP PLANNING COMMISSION

Tuesday, February 9, 2016, 7 PM

Sparta Township Hall, Sparta, Michigan

Present: Chairman Terry Hartman; Township Treasurer Rachel Shangle;  
Commissioners Linda Anderson, Scott Bultman, Tim Driscoll, Mark VanderWerff  
Also present Attorney Cliff Bloom  
Absent: Commissioner Don Doyle

- I. Call to Order: The meeting was called to order at 7 PM by Chairman Hartman.
- II. Addition or Corrections to Agenda: None.
- III. Minutes of June 16, 2015: Motion by Shangle, second by Anderson, to approve the Minutes. Motion carried unanimously.
- IV. Public Comment: Township Supervisor Dale Bergman confirmed receipt by the Commissioners of his October 14, 2015, letter regarding minor modifications to a site plan approved by the Planning Commission in October, 2012.
- V. Business Items

A. Mark Vanderwerff, VWF Land Company, Special Land Use Approval: Petitioner wants to sell an open field that has property running along Nash Creek in Ag-1 zone. There is a possibility that the ground cannot be farmed due to a recent ruling concerning farming near waterway (Aug. 2014).

7:05 PM Public Comment opened

Matt Spencer and wife Alaine are excited about living and building in the school system. Five to ten feet of the cemetery is on his property; he wants to give it back to the Township. He intends to buy the subject property from petitioner.

7:10 PM Public Comment closed

Motion by Anderson, second by Driscoll, to approve the special use permit and site plan dated 12/15/15. Motion carried 5 to 0, with VanderWerff abstaining.

B. Amendment to Private Road Ordinance: Regarding Section 4.27(C)(7) involving certain private roads serving six or more dwelling units or buildings and the paving requirements related thereto pursuant to a special use approval.

7:19 PM Public Hearing opened

No public comment.

7:20 PM Public Hearing closed

This proposed change is recommended by the Township Zoning Board of Appeals. Motion by VanderWerff, second by Anderson, to recommend to the Township Board approval of the proposed ordinance. Motion carried unanimously.

C. Discussion Allowing Bed and Breakfast in a C-1: It is allowed in Ag-1 and Ag-2 as a special use; C-1 would need a special use approval, too. Dale Bergman and Attorney Bloom will work on the language and present a proposal to the Planning Commission by the March 8, 2016, meeting. At that time, it will be decided whether to go to public hearing.

VI. Adjournment: Motion by Shangle to adjourn at 7:30 PM. Motion carried. The next meeting of the Sparta Township Planning Commission will be Tuesday, March 8, 2016, at 7 PM.

Respectfully submitted,  
—Toni Potes  
Recording Secretary