

MINUTES OF THE SPARTA TOWNSHIP PLANNING COMMISSION
Tuesday, September 12th 2017, 7 PM
Sparta Township Hall, Sparta, Michigan

Present: Sparta Township Clerk Marcy Savage; Commissioners Linda Anderson, Scott Bultman, Don Doyle, Terry Hartman (Chairman)
Also present: Township Attorney Cliff Bloom, Recording Secretary Bethany Riordan and Sparta Township Supervisor & Zoning Administrator Dale Bergman
Absent: Tim Driscoll and Mark Vanderwerf

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

II. Additions or Corrections to Agenda: None

III. Minutes of June 14, 2016: Motion by Doyle, seconded by Bultman, to approve the Minutes. Motion carried unanimously.

IV. Public Comment: None

V. Business Items

A. Special Use Permit – Dale Flanery: Dale Flanery would like to host special events such as wedding and corporate events as well as have a wine tasting room and sell wine. He has received his winery license to make wine, but is not selling it yet. After having met regarding this special use in June of 2016, Dale Flanery was advised to submit new site plans. Today he has provided new site plans for the barns, parking, and event space. Now that a more detailed site plan has been provided, the Planning Commission along with attorney Cliff Bloom has established a set of conditions to be followed upon approval and opening of winery/event center.

Parking for the completed structure requires at least 5 parking spaces to be on site. Flanery confirmed there will be additional parking in the grass area for up to 200 guests. The grass lot is approximately 200 x 350. There is not to be any roadside parking. Flanery is considering adding an additional access drive along the property line (not proposed in site plan) for some time in the future.

The following is a bulleted list of the concerns and conditions discussed between the Planning Commission and Attorney Bloom.

- Parking Requirements: All parking must be on site, no roadside parking. No minimum parking spaces were determined.
- Lighting Requirements: Outdoor lighting shall be downward facing and shielded. Consider a time limit on lights so they are not on all night long or disturbing to

neighbors. Minimum lighting is required all along drive to sufficiently illuminate drive.

- Food Service Requirements: Food shall be catered in by properly licensed providers. This applies for food and alcohol.
- Limitations: No limit for the # of people on the property has been set. Follow local fire/building codes. No limit to number of events each year. Agreed to let it be market driven. Hours of operation to be 9 a.m. until 10 p.m. No noise restrictions or ordinance to follow, just abide by common law.
- Security Requirements: All staff/employees should have security certification. Servers should be tip certified and trained when to know if someone needs to be cut off from drinking.
- Allowed Uses of Events: Production/Selling of wine, wine tasting, weddings, receptions, corporate events, charitable events, funeral services, graduation/birthday parties, tours, retail sales.

After discussion and setting requirements and conditions for the special use permit and event center, Hartman asks for any questions. No questions asked and Bergman agrees he is satisfied with the site plan.

Motion made by Doyle to approve the special use permit with the conditions discussed. Seconded by Bultman. Roll call vote.

Ayes: Savage, Anderson, Bultman, Doyle, Hartman

Nays: None

Absent: Vanderwerf & Driscoll

Side Note: Bergman was asked to have the board consider allowing microbreweries and distilleries as a special land use in the AG-1 district by Flanery.

VI. Adjournment: Motion by Doyle, second by Anderson, to adjourn at 7:41 PM. Motion carried. The next meeting of the Sparta Township Planning Commission will be scheduled at a future date.

Respectfully submitted,
—Bethany Riordan
Substitute Recording Secretary